




Dragon Court, Charter Alley, Hampshire, RG26





An **outstanding converted barn** with exceptional interiors offering fabulous space and design throughout. There are two separate annexe/cottages, 6.3 acres of grounds, a stable yard and pretty gardens.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Family kitchen | Utility room | Boot/boiler room | Two cloakrooms

Principal bedroom with en suite | Four double en suite bedrooms (two located on the ground floor)

Studio annexe: Open plan kitchen/reception room | Utility room | Ground floor bathroom | Mezzanine bedroom

Detached triple garage | Home office | Bedroom with en suite shower | Seven stables with adjoining tack room and feed store | Hay store

Private driveway | Parking area | Mature garden | Pasture with field shelters

In all about 6.3 acres

Distances

Basingstoke 5 miles (London Paddington via Basingstoke station from 45 mins), M3 (J6) 6 miles, M4 (J11) 13 miles

Newbury 14 miles, Reading 15 miles (London Paddington via Reading station from 26 mins Waterloo)

(All distances and times are approximate)



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The property

Dragon Court is located in a tranquil rural setting, surrounded by the rolling farming fields of Hampshire. The area provides a stunning backdrop and offers numerous scenic walks to explore. The property was converted from a collection of 17th and 18th century barns in 2005 and offers outstanding accommodation over two levels with fabulous vaulted ceilings and exposed beams, alongside a modern stylish finish. Upon entering the property, the wonderful volume throughout is evident immediately with the main reception hall offering a double height ceiling traversed by a partial glass and wood suspended bridge linking the bedrooms on the first floor.

There are four reception rooms on the ground floor with an exceptional vaulted drawing room with exposed beams and a large open fireplace. The family kitchen reflects the style of a converted barn with vaulted ceilings and double doors on to the rear garden. With a central island with built in hob there is ample storage in the kitchen with a collection of fitted cabinets and bespoke units across three walls. A door also leads through to a rear laundry room, boot room, guest WC and family TV den with a secondary staircase providing access to the first floor.

There are two guest double bedrooms (both en suite) on the ground floor with three further bedrooms on the first floor. The principal bedroom is of note and is accessed at the far end of the galleried landing with a dressing area and en suite bathroom. The two further bedrooms are both doubles with en suite facilities.





Overlooking the pretty rear garden is attached annexe with kitchenette, bathroom, utility, mezzanine bedroom and large main studio room. This annexe could be reconnected back into the main barn through a closed doorway into the main drawing room.

There is a further detached one bedroom cottage attached to the triple open bay garage which is currently used as a home office with gym and bathroom above. This space has been plumbed for a kitchen as well if required.



Outside, the gardens are to the front and rear with a large lawn to the front and a pretty formal partially terraced garden to the rear - perfect for outside entertaining. The front lawn is bordered by the driveway which leads up to the stable block with seven stables, tack room and log store. A gate leads from here through to a path onto four paddocks to the north of the property which are fenced and can also be accessed via a right of way through the neighbouring rear drive.

Location

Dragon Court is situated in a rural setting between the villages of Monk Sherborne and Charter Alley. Monk Sherborne also has an active village hall and church with Charter Alley offering an excellent village shop/ café. The centre of Basingstoke is a short drive to the south and offers a comprehensive range of shopping and recreational facilities, as do Reading and Newbury. There is a regular rail service to London Waterloo from Basingstoke and the M3 and M4 are easily accessible. The area is spoilt for choice with schooling, with the highly regarded Priory Primary School just north of Monk Sherborne, and numerous independent schools nearby including Wellesley Prep, Lord Wandsworth Collage, Cheam, Bradfield, St Gabriel's and Elstree.

Property information

Tenure: Freehold

Local Authority: Basingstoke and Deane Borough Council

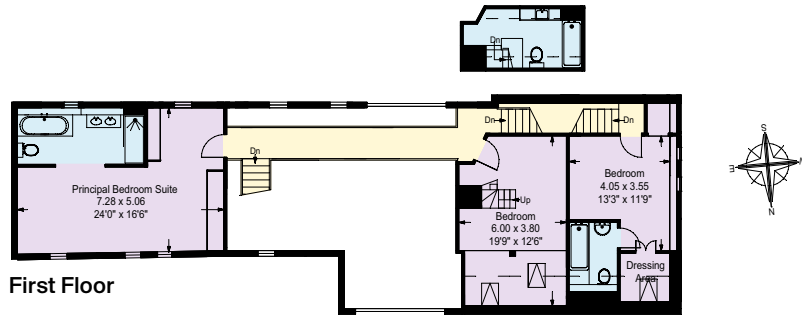
Council Tax: Band H

EPC Ratings: House: D

Annexe: D

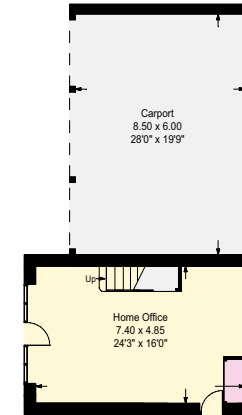
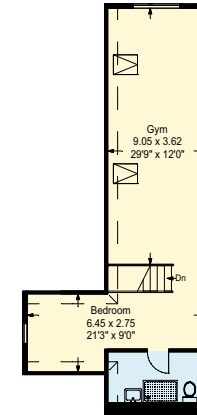


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Stables

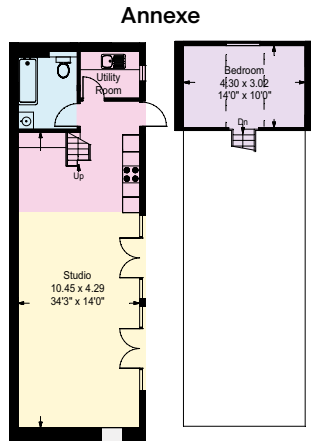
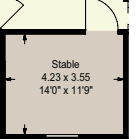
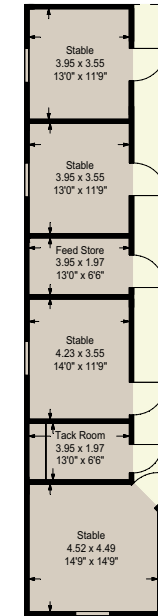
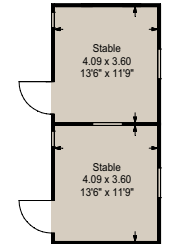


First Floor

First Floor



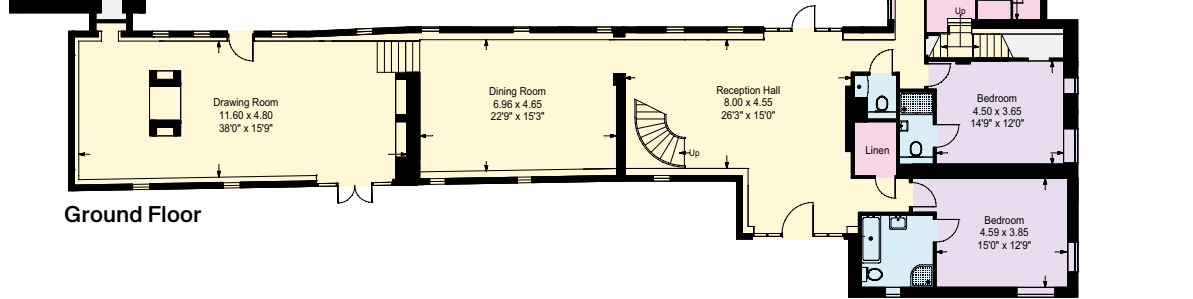
Ground Floor



Annexe

Approximate Gross Internal Floor Area
House: 416 sq m or 4478 sq ft
Annexe: 61 sq m or 657 sq ft
Coach House: 84 sq m or 904 sq ft
Carport: 53 sq m or 571 sq ft
Stables & Stores: 137 sq m or 1475 sq ft
Total: 750 sq m or 8073 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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