










MANOR FARM HOUSE

North Waltham, Hampshire



A WONDERFUL COUNTRY HOUSE

On the edge of a sought-after Hampshire village with far reaching views,
a swimming pool and tennis court.

			EPC
6	3	3	D
			
5.99 acres			

Distances: Overton 3.5 miles, Basingstoke 7.6 miles, Winchester 13 miles, M3 (J7) 2 miles,
London Waterloo via Basingstoke, Micheldever or Overton Stations from 44 minutes
(All distances and times are approximate)

Local Authority: Basingstoke and Deane
Council Tax band: H
Tenure: Freehold



A LOVELY RURAL SETTING

Manor Farm House is located on the edge of the pretty village of North Waltham, within which is a village shop, primary school, church and a public house. The nearby major centres of Basingstoke and Winchester provide a broader range of amenities. Independent schools nearby include Wellesley Prep, Cheam, Farleigh School, St Swithuns, Lord Wandsworth College and Winchester Colleges. Communication links are first class with easy access onto the nearby M3 and mainline stations to London Waterloo within a short drive. There are golf courses at both Overton and Dummer, a livery yard for riding close by and numerous footpaths and bridleways throughout the adjoining countryside.

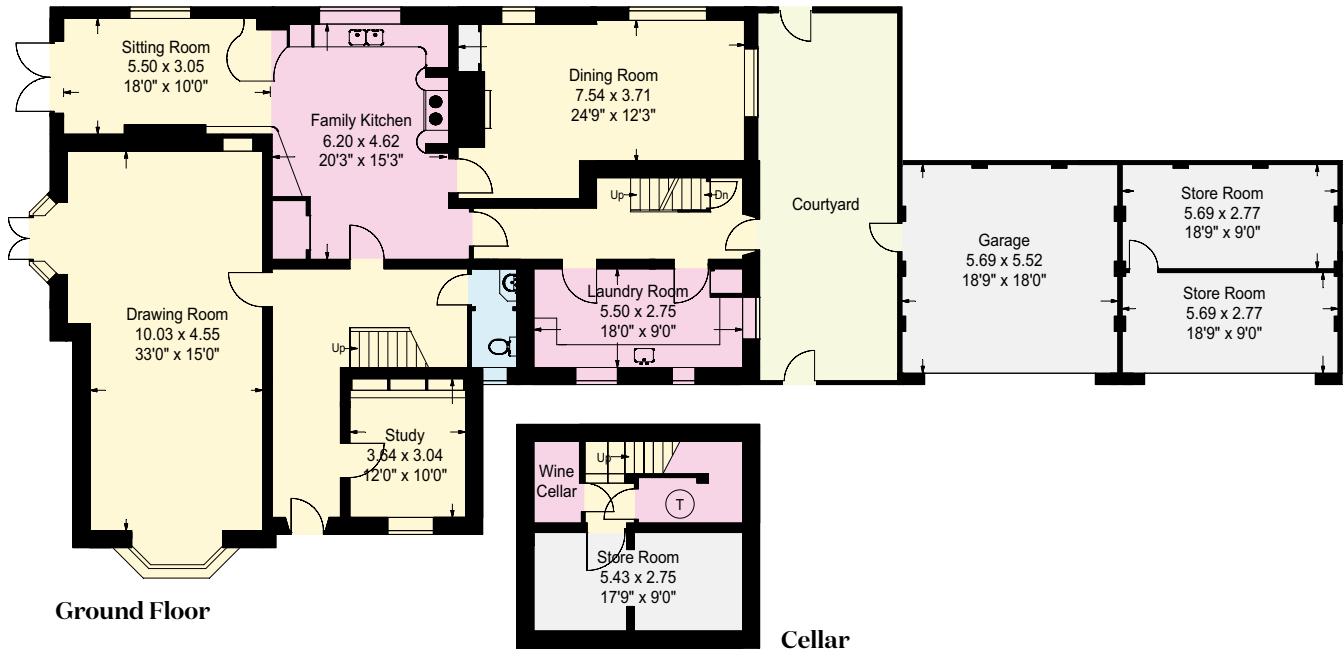
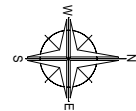
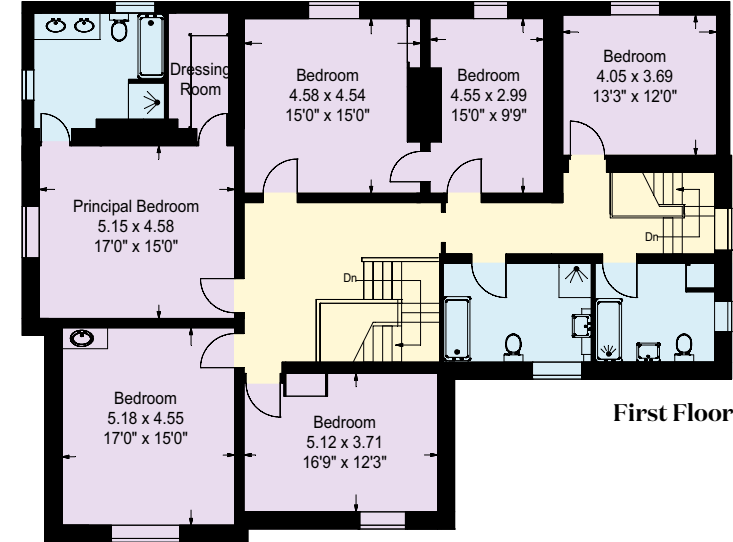


MANOR FARM HOUSE

Manor Farm House is an excellent Victorian country house with wonderful well-proportioned rooms and far reaching views. You are welcomed by a wide entrance hall with a study to the right and a fabulous double drawing room with views over the garden and fields beyond. To the rear of the house is a large family kitchen with an island, an AGA and a sitting room with an open fire. There is a separate dining room too with excellent ceiling heights, perfect for entertaining.

The grand staircase is thought to date back to Jacobean times and was rescued from a local old Manor House after a fire. Upstairs there are six well-proportioned bedrooms and three bathrooms. The principal bedroom has lovely views over the surrounding fields, an en suite bathroom and walk-in wardrobe.





Approximate Gross Internal Area
House: 4704sq.ft. (Including Cellar), or 667sq.ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDENS AND GROUNDS

Manor Farm House sits beautifully in approximately six acres of grounds offering fine open views all around with a swimming pool and tennis court. With a fabulous formal lawn, a kitchen garden and paddocks, the grounds are well established and perfect for family living – including a very impressive tree house. Parking is provided on the front driveway and within a detached double bay garage with storage.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number.No. 100021721."



We would be delighted
to tell you more.

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