



## THE OLD FARM HOUSE, HAZELEY BOTTOM

Hampshire RG27 8LU





# AN ELEGANT FAMILY HOME WITH A RURAL OUTLOOK & POSITION

This elegant family home enjoys a peaceful rural setting with beautiful countryside views. Grade II listed, it blends character and charm with spacious accommodation and wonderful gardens.



Local Authority: Hart District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired central heating.





This elegant Grade II listed home enjoys a peaceful rural setting with countryside views, offering character, comfort, and beautifully maintained gardens. The welcoming entrance hall leads to a sitting room with a stone fireplace and log burner, a bright dining room, and a south-facing garden room with double doors to the garden. At the heart of the home is a family kitchen with island, AGA, garden access and adjoining utility, pantry and boot room. Between these rooms and the double garage is a cosy snug and study. Upstairs, all bedrooms overlook the gardens and are served by two bathrooms. Planning permission is in place for a new entrance hall and first-floor extension (Planning Ref:12/01324/HOU) should a purchaser wish for more space. The home includes eaves storage, an attached double garage, garden store, and wood storage. A gravel driveway, mature trees, and hedgerows provide privacy. The south-facing garden features a terrace, lawn, arbour, paddock, field shelter, chicken run, and vegetable garden.



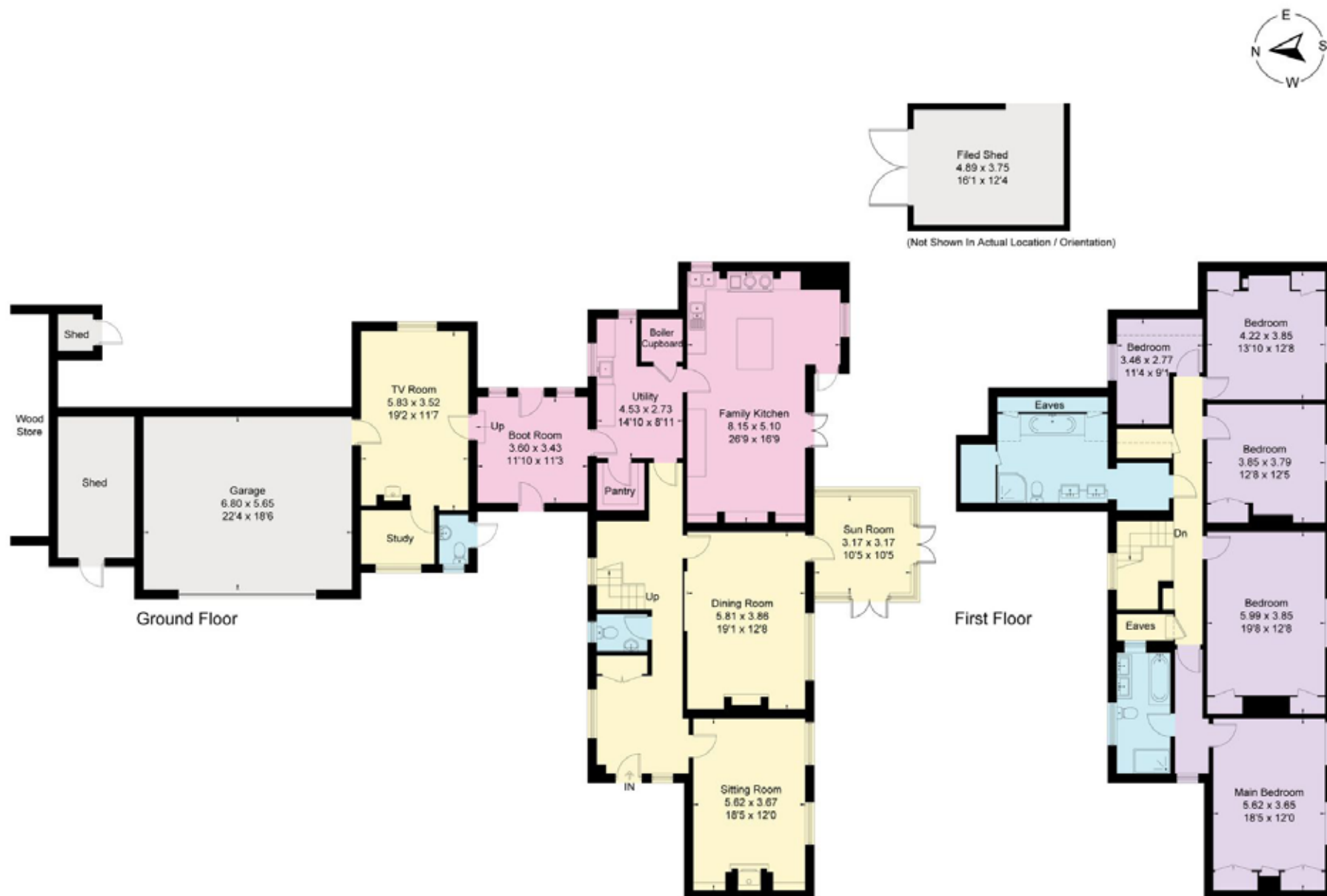












House Approximate Gross Internal Area = 313.3 sq m / 3,372 sq ft  
 Outbuildings Approximate Gross Internal Area = 51.4 sq m / 553 sq ft  
 Total Approximate Gross Internal Area = 364.7 sq m / 3,925 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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