

The Manor

South Warnborough, Hampshire





An imposing Grade II listed Manor House situated in the heart of this sought-after village

Odiham 3.5 miles , M3 (Junction 5) 4.8 miles, Hook station 5 miles (London Waterloo from 58 minutes), Alton 6 miles

Basingstoke 11 miles (London Waterloo from 45 minutes via Basingstoke Station)

Local station at Winchfield 6 miles

(All distances and times are approximate)



8



5



7

Summary of accommodation

Ground Floor: Entrance hall | Reception hall | Kitchen/breakfast room | Dining room | Drawing room | Utility/boot room | Snug
Family room | Study | Cloakroom | Boiler room

First Floor: Principal bedroom with dressing room and en suite bathroom | Bedroom with en suite bathroom
Five further bedrooms | Two family bathrooms

Second Floor: Two bedrooms | Bathroom | Sitting room | Attic space | Tank room

Outside: Swimming pool | Tennis court | Large garage block with annexe and integral carport
Three bay garage with gym | Old stable and various stores

In all about 13.59 acres

The Manor

The Manor is a delightful Grade II Listed house which occupies a wonderful position in the heart of the village and yet has views over its own garden and neighbouring parkland. These combine to provide the house with an outstanding protected setting close to the village.

The combination of well laid out reception rooms, a delightful family kitchen with direct access onto the garden and excellent bedroom accommodation make it a family home with good entertaining space. Many of the rooms have either sash windows or French doors together with high ceilings and an abundance of period features including ornate fireplaces, cornice and plaster work.

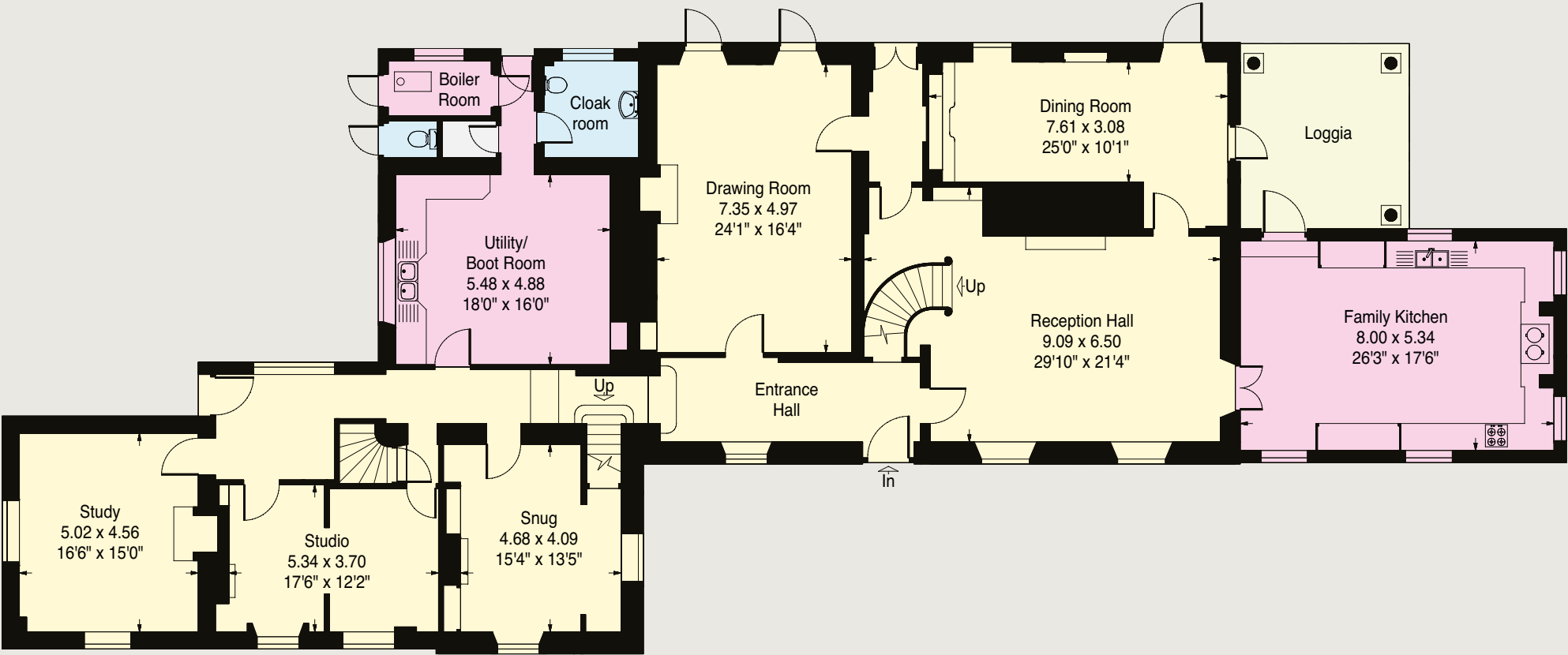
On the second floor is further accommodation which would make an ideal staff/nanny flat or alternatively a teenager's suite.





MAIN HOUSE FLOOR PLAN

Approximate Gross Internal Floor Area
House - 748.7 sq.m. / 8059 sq.ft.
(including reduced height area
below 1.5m - denoted with dashed line)
Reduced height area - 28.5 sq.m. / 307 sq.ft.



Ground Floor

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.

MAIN HOUSE FLOOR PLAN

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



Second Floor

First Floor





Gardens & Grounds

The garden and grounds surround the house and include a swimming pool and tennis court, both in need of an update. There is a large garage block attached to a self-contained one bedroom annexe and integral carport. There is also a substantial former three bay car garage, which the current owners have converted into a gym with further parking by the rear entrance.

The original stable block, including the store room, could have development potential, subject to the necessary planning consent.

There is also wooden stabling close to the pastureland.

The combination of this impressive house, garaging, stabling, swimming pool and tennis court together with the formal drive approach and secondary access, makes for an impressive country house in this convenient location.



Approximate Gross Internal Floor Area

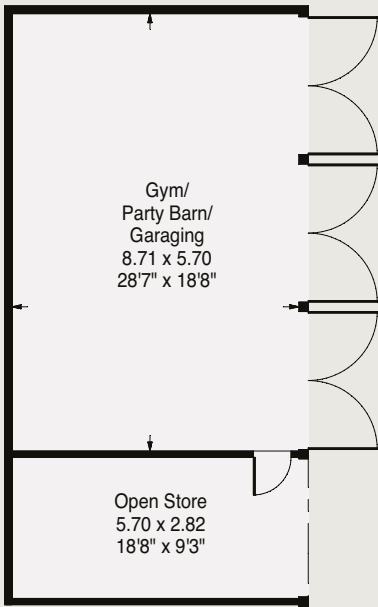
Garage/Flat/Store - 100.6 sq.m. / 1083 sq.ft. (not including car port)

Stable/Stores - 53.5 sq.m. / 576 sq.ft.

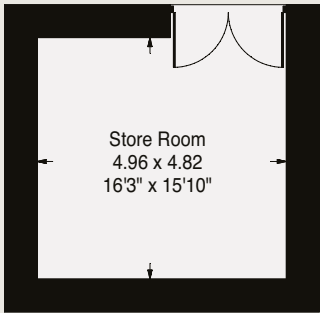
Barn - 49.9 sq.m. / 537 sq.ft. (not including open store)

Detached Store Room - 23.9 sq.m. / 257 sq.ft.

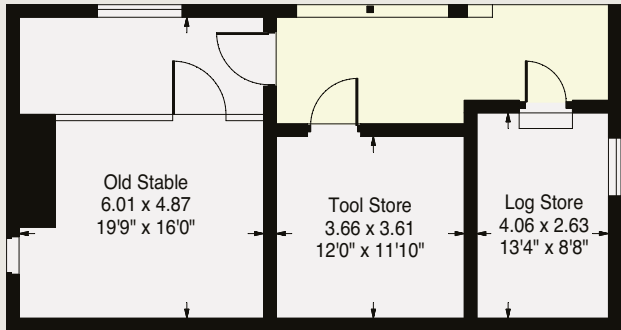
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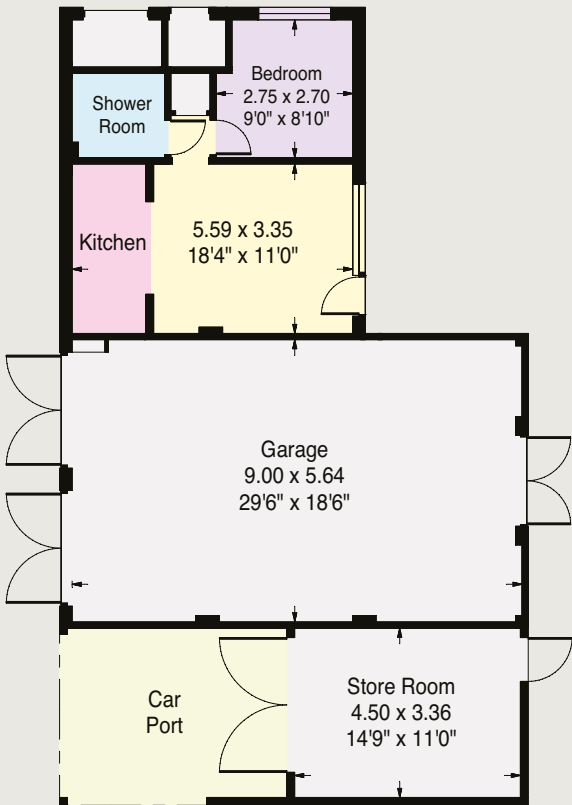
Barn



Detached Store



Stable/Store



Garage / Flat



Situation

Located on the southern side of the delightful village of South Warnborough, the village has an active community with a public house, village hall and shop at its heart. The Manor has its own private gate to a 12th Century church. The village is surrounded by attractive Hampshire countryside, much of which is protected farmland, throughout which are many footpaths and bridleways to enjoy the scenery. Additional local amenities can be found in the nearby Georgian village of Odiham and the larger centres of

Alton, Basingstoke and Farnham, all have a broader range of shopping, educational and recreational facilities.

Educational needs are well served by excellent state primary schools in Long Sutton and secondary schools in Odiham and Alton. There are a broader range of private schools within daily driving distance, including Lord Wandsworth College, Daneshill and St Neots.



PROPERTY INFORMATION

Property Information

Services

Mains gas, water and electricity. Private drainage.
There is a grazing contract.

Tenure

Freehold

Local Authority

Hart District Council

Council Tax

Band H

EPC Rating

Main House – TBC

Coach House – TBC

Directions

Postcode: RG29 1RR

What3words: ///morphing.gums.decently

Viewings

Viewing is strictly by appointment through Knight Frank.





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