



FOLLY FARM, THORNFORD ROAD, HEADLEY

Nr Newbury, RG19 8AH



CHARMING GRADE II LISTED FARMHOUSE WITH OUTBUILDINGS

Dating back to the 1780s with later additions, this enchanting period farmhouse is rich in character and original features, offering a blend of charm and practical living. Set in a rural, yet accessible, setting with countryside views.



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Local Authority: Basingstoke & Deane

Council Tax band: G

Tenure: Freehold

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



IDYLLIC RURAL SETTING

The welcoming entrance hall, with exposed beams and timeless character, leads into a country kitchen with an Aga and walk-in larder. This practical space connects to a utility room, cloakroom and garden access. The ground floor also includes a dining room, study and a sitting room with double-aspect windows, an open fire with a wood-burning stove and garden access. An additional WC completes the downstairs. Upstairs are three spacious bedrooms with built-in storage, a family bathroom and a separate shower room. Outside, the property includes a one-bedroom annex, a large detached barn with workshop and store, a garden shed and an open bay garage, all set around a courtyard. A generous driveway and terrace sit at the front, while the rear garden features lawns, mature trees, flower borders, a vegetable garden and countryside views.







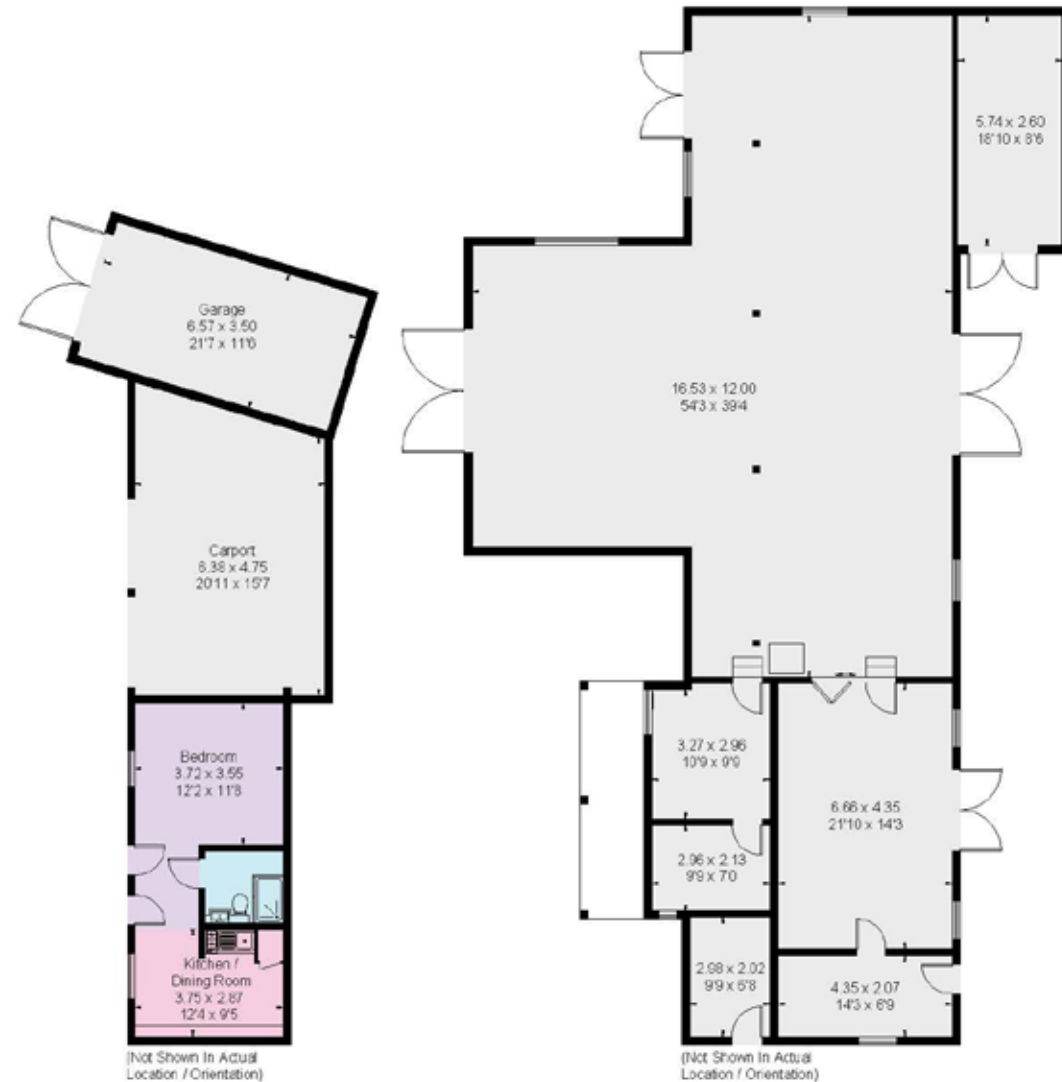
Approximate Floor Area

Ground Floor = 130.5 sq m / 1405 sq ft

First Floor = 92.1 sq m / 991 sq ft

Outbuildings = 281.1 sq m / 3026 sq ft (Including Garage)

Total = 503.7 sq m / 5422 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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