



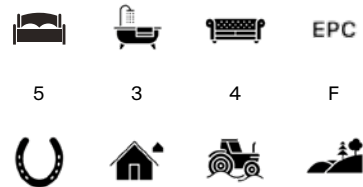
FOLLY FARM, BRAMLEY

Hampshire, RG26 5BD



FARMHOUSE WITH LAND & VERSATILE BUILDINGS

Within countryside on the Hampshire & Berkshire borders, this extraordinary property presents an incredibly rare opportunity for both private homeowners and investment purchasers.



Local Authority: Basingstoke

Council Tax band: F

Tenure: Freehold

Services; Mains Water and electricity (3 meters). Private gas – LPG (2 boilers). Private drainage (2 tanks).

Approximately 13.2 acres



A RARE BLEND OF LIFESTYLE & BUSINESS OPPORTUNITIES

Surrounded by the Duke of Wellington Estate, this versatile estate offers a wealth of potential, from equestrian and livery use to commercial ventures or even redevelopment (subject to the necessary planning consents).

Believed to date back over 200 years, this unlisted characterful farmhouse blends period charm with modern comforts. With origins thought to be from the early 19th century, the house has been sympathetically updated to offer spacious, stylish, and functional family accommodation. At its heart lies a striking entrance hallway, allowing a clear view through to the attractive south-facing gardens beyond. The main reception spaces include a sitting room with exposed brick fireplace and wood-burning stove, formal dining room, and a cosy family room. The traditional country kitchen features a stone floor, a range cooker, and space for everyday dining, complemented by a







WONDERFUL SURROUNDING GARDENS

The ground floor also offers flexible living, with two bedrooms served by a bathroom and a separate dressing/storeroom – this wing could easily be adapted into an independent annexe. This layout makes the property particularly well suited to multigenerational living, providing private space for extended family or guests while maintaining a cohesive family home. Upstairs, the principal bedroom benefits from a walk-through dressing area, en suite, and a Juliet balcony overlooking the gardens. Two additional bedrooms share a well-appointed family bathroom.

The farmhouse is enveloped by wonderful gardens enjoying a sunny southerly aspect, with an expansive terrace ideal for outdoor dining, established flowering borders, mature trees, and level lawns – all creating a serene setting.

Approached via a gated entrance, a sweeping gravel driveway leads to an impressive array of outbuildings arranged around a central courtyard with a picturesque pond and weeping willow. These include a substantial timber barn, ideal for entertaining or events, and a series of brick and timber structures currently used as offices, studios, and storage.



EXTENSIVE STABLING & GARAGING

Beyond the formal gardens, the property encompasses paddocks and fields totaling just over 9 acres, providing generous open space perfectly suited for equestrian pursuits or agricultural use.

The grounds boast sweeping views and are bordered by the historic Duke of Wellington Estate, offering a picturesque and private setting. Thoughtfully arranged, the land lends itself to a variety of lifestyle or commercial ventures.

This exceptional property presents a rare combination of rural charm and business potential, all within easy reach of major transport links and local amenities—an ideal foundation for crafting your dream countryside retreat.





Folly Lane, Bramley, Tadley, RG26

Approximate Area = 3395 sq ft / 315.4 sq m (excludes unmeasured garages / carports / attic space)

Limited Use Area(s) = 294 sq ft / 27.3 sq m

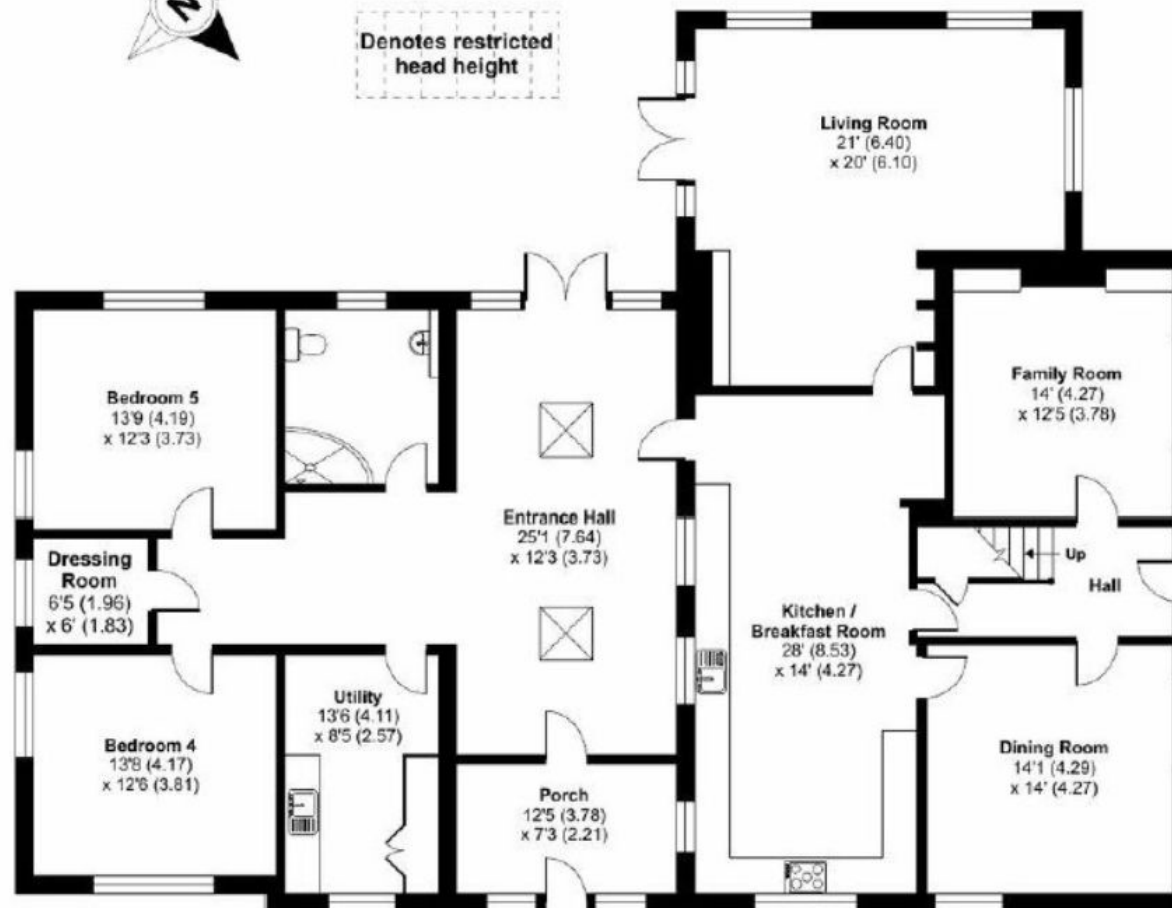
Garages = 3232 sq ft / 300.2 sq m

Outbuildings = 6323 sq ft / 587.4 sq m

Total = 13244 sq ft / 1230.3 sq m



Denotes restricted
head height



GROUND FLOOR

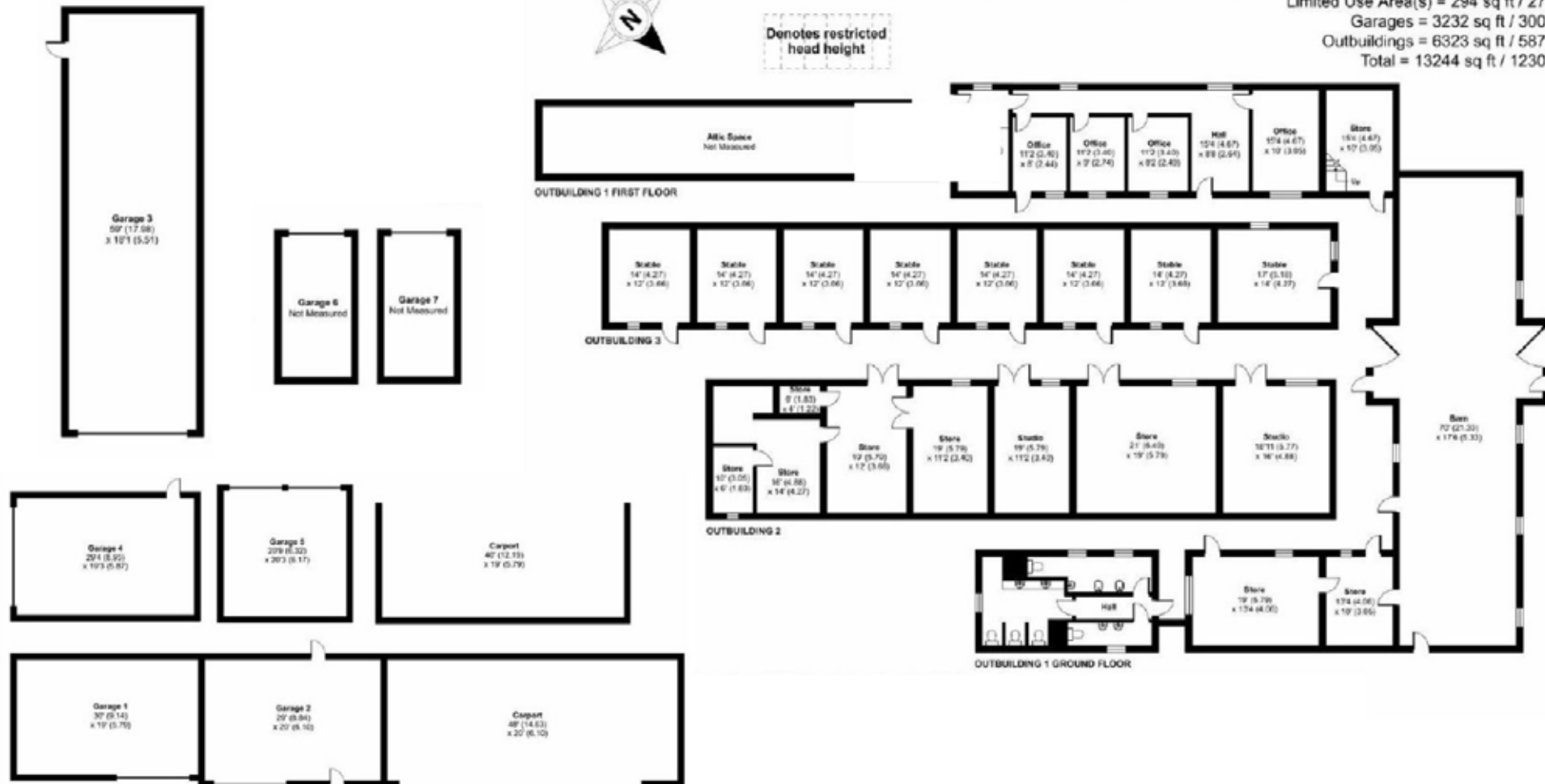


FIRST FLOOR

Denotes restricted head height

Garages = 3232 sq ft / 300.2 sq m

Total = 13244 sq ft / 1230.3 sq m



Approximate Gross Internal Area = 371.61 sq m / 4,000 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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