



THE BELL HOUSE, BROWNINGHILL GREEN, BAUGHURST

Hampshire, RG26 5JZ



EXCEPTIONAL HOUSE BRIMMING WITH CHARACTER & VERSATILITY

A characterful and versatile home, dating back to around 1850. Recently extended, it beautifully blends traditional charm with spacious, contemporary open-plan living—ideal for family life.



Local Authority: Basingstoke and Deane

Council Tax band: House: G Annex: A

Tenure: Freehold

Services: Mains Water, Electricity, Oil heating, Air Source for Pool, Private drainage



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Upon entering, you're greeted by an elegant and expansive hallway that not only links the various parts of the house but also provides an impressive reception area ideal for entertaining large gatherings. The original early Victorian heart of the home features a charming square drawing room, centered around an open fireplace and flooded with natural light from windows on three sides and a study/snug. The memorable family kitchen is truly exceptional—barn-inspired and grand in scale, boasting an outstanding double height window at one end and a striking open fireplace at the other with a mezzanine above. This space combines the best of cooking, dining and family living, offering a warm and inviting atmosphere for everyday use. Additionally, located off the ground floor is a spacious, well-designed playroom with windows on three sides, laundry room, large boot room, larder and secondary Guest WC.







The first floor hosts a beautiful principal bedroom suite with en suite bathroom and dressing room, a refined guest bedroom with en suite, third double bedroom and a family bathroom. Stairs lead to the second floor with a galleried landing, three further bedrooms and two bathrooms. A self-contained one-bedroom annexe is also situated at the opposite end of the house, providing privacy and flexibility.

Set within approximately six acres, the grounds offer a delightful and complete package. Lawns surround the house, with flower borders and climbing plants. The garden features an attractive potager-style vegetable and cutting garden alongside fruit trees. A discreetly positioned swimming pool with a stone terrace and timber pool house provides a perfect spot for relaxation, while a well-maintained tennis court adds to the outdoor amenities.

There are also four stables and a tack room, complemented by ample paddocks bordered by mature oak trees. A substantial 37-foot timber-framed barn-style outbuilding offers versatile space, ideal for use as a workshop or machinery store.





LOCATION

Kingsclere 4 miles, Basingstoke 7 miles, Newbury 11 miles, Reading 14 miles, Winchester 26 miles, M4 (J12) 11 miles, M3 (J6) 8 miles, Waterloo via Basingstoke station from 44 mins, Paddington via Newbury station from 50 mins (All distances and times are approx)

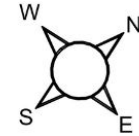
The Bell House is located about halfway between the towns of Newbury and Basingstoke in the hamlet of Browninghill Green, a small community surrounded by countryside throughout which are many public footpaths. Within a short distance is the renowned Wellington Arms public house - which can be reached via public footpaths. The nearby villages of Kingsclere and Tadley offer excellent day to day requirements. Basingstoke, Newbury and Reading are all within easy driving distance and have an extensive range of shopping, recreational and education facilities. Nearby schools include Cheam, Elstree, Horris Hill, St. Gabriels, Bradfield College and Downe House, as well as the first-class local primary school, The Priory at Charter Alley. Communication links are excellent with easy access to the M3 and M4 and there are regular train services from Basingstoke to Waterloo and Newbury to Paddington.







The Bell House, Browninghill Green, Baughurst
Main House internal area 6,347 sq ft (590 sq m)
Garage internal area 212 sq ft (20 sq m)
Outbuilding internal area 1,945 sq ft (181 sq m)
Total internal area 8,504 sq ft (790 sq m)



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
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