

TYLNEY LODGE, RIDGE LANE, NEWNHAM

Hampshire RG27 9AS



# DELIGHTFUL GRADE II LISTED FORMER VICTORIAN LODGE

This elegant country home was built in approximately 1899 and has been substantially extended and recently updated to provide spacious, modern living accommodation of approximately 3,500 sq ft. It looks over its own parkland setting to the rear.



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Local Authority: Basingstoke and Deane Borough Council

Council Tax band: F

Tenure: Freehold

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



## DELIGHTFUL SEMI-RURAL LOCATION

The spacious reception hall leads to the charming drawing room, which features an attractive bay window with wonderful views. A highlight of the property is the contemporary open-plan family kitchen, fitted with a range of modern cabinets and a central island topped with contrasting granite worksurfaces. The breakfast area has oak-framed bi-folding doors opening onto the garden. Adjacent to the kitchen is a dual-aspect sitting room overlooking the rear gardens, and a rear-aspect dining room with a vaulted ceiling and open fireplace. Glazed doors connect to the central hallway, which leads to a corridor with three bedrooms. The principal suite includes a walk-in dressing room, en-suite bathroom, and French doors. The two additional bedrooms also feature en-suite bathrooms. A staircase from the hallway leads to a further bedroom, ideal as a study or games room. From the main reception hall, there is also access to two double bedrooms (one en suite), a family bathroom and a laundry room.





## GROUNDS EXTENDING TO ABOUT 14 ACRES

The property is approached via imposing brick pillars and electric wooden gates, which open onto a gravel driveway offering extensive parking and access to a double garage. To the rear, a beautifully secluded garden awaits, featuring a generous Indian sandstone terrace—perfect for outdoor entertaining. To the left, a lightly wooded area adds natural charm and privacy, while a large, well-maintained lawn stretches out with mature trees and flower beds. The garden enjoys wonderful open views, creating a tranquil and picturesque outdoor space. Of particular note is the outstanding private parkland to the rear measuring in total to 14 acres. This wonderful space is open with interspersed trees creating elegance in keeping with the historical past of its surroundings.







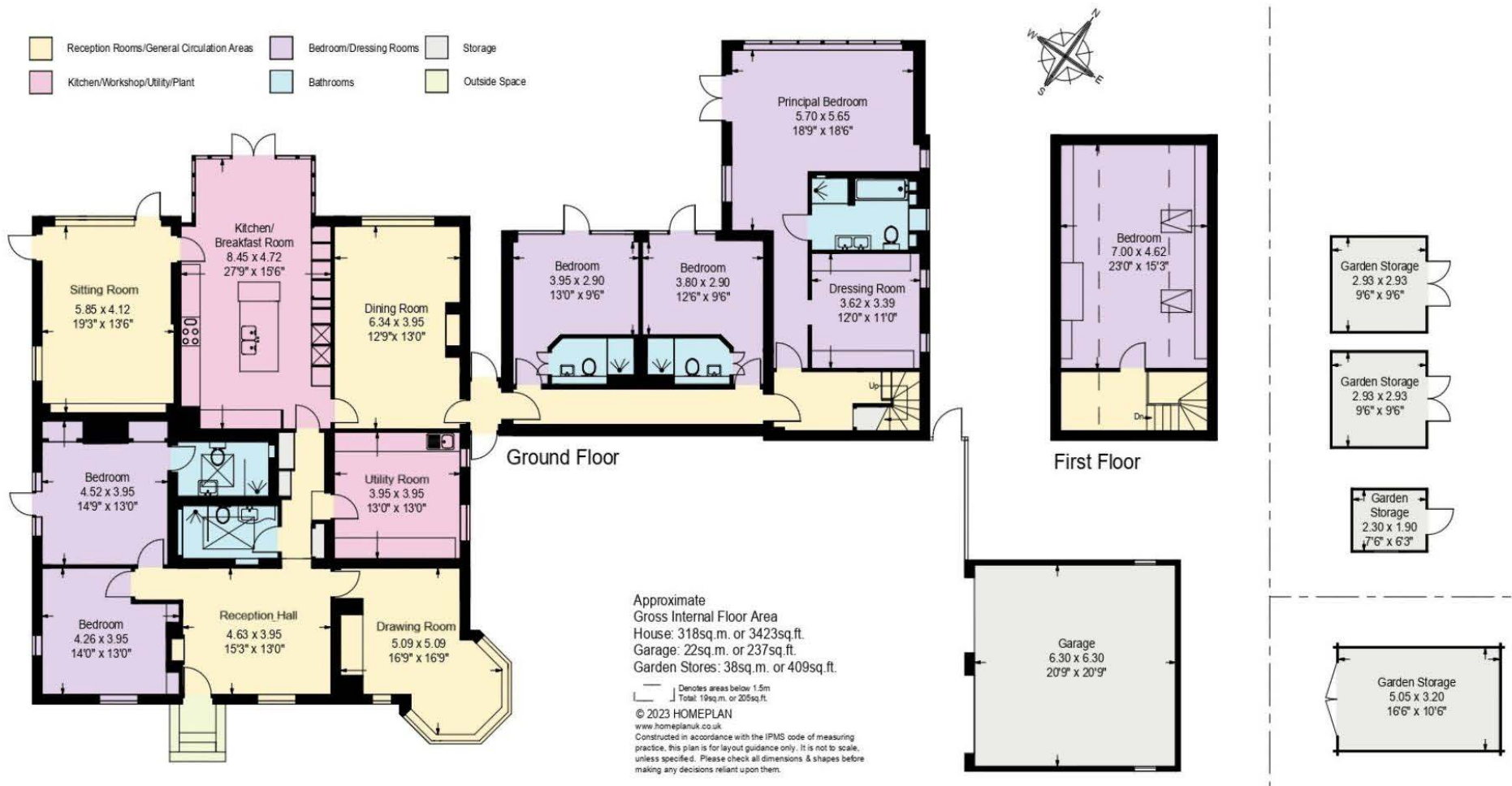
## LOCATION

Hook 1.5 miles, Basingstoke 5 miles, Hartley Wintney 5 miles, Farnham 10 miles, Reading 12 miles, M3 (Junction 5) 1.5 miles London Waterloo via Basingstoke Station 45 minutes or via Hook station 55 minutes (All distances and times are approximate)

Tylney Lodge occupies a delightful setting in Newnham in a conservation area and enjoys perfect privacy whilst being situated in a semi-rural location, surrounded by wonderful open countryside. Newnham is a pretty village with a popular public house. Rotherwick is one mile away with its sought after local primary school and two public houses. Everyday facilities can be found in the nearby village of Hook with more comprehensive shopping and recreational facilities in the towns of Basingstoke, Reading and Farnham. There are many excellent independent schools in the area which include Wellesley Prep, St Neots, Wellington Prep, Wellington and Lord Wandsworth College. Communications in the area are first class with a mainline station at Hook. The M3 motorway is a short distance away and the M4 (Junction 11) is within 11 miles, both providing good road access to the national motorway network and Heathrow and Gatwick airports.







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)



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