



THE OLD SCHOOL HOUSE, BAUGHURST

Hampshire, RG26 5LP



ATTRACTIVE FAMILY HOUSE WITH PICTURESQUE GARDENS

Set within approximately 1.7 acres, this elegant former village school has been redesigned into a versatile family home and offers exceptionally well-proportioned rooms and a superb layout ideal for modern family living and entertaining.



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EPC

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Local Authority: Basingstoke and Deane Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, gas and water. Private drainage. Superfast broadband.



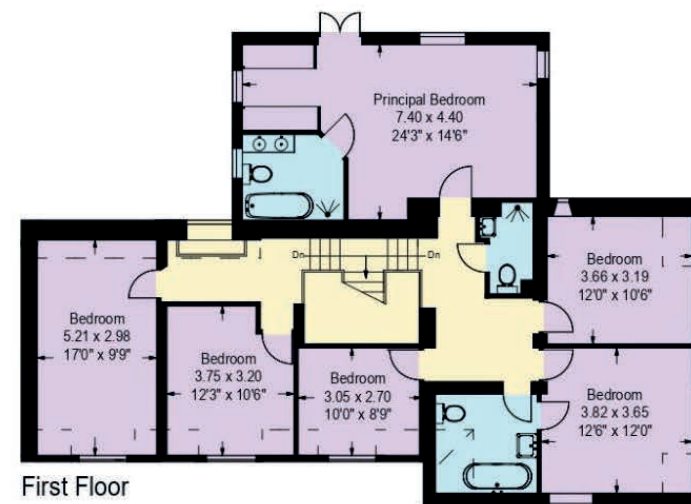
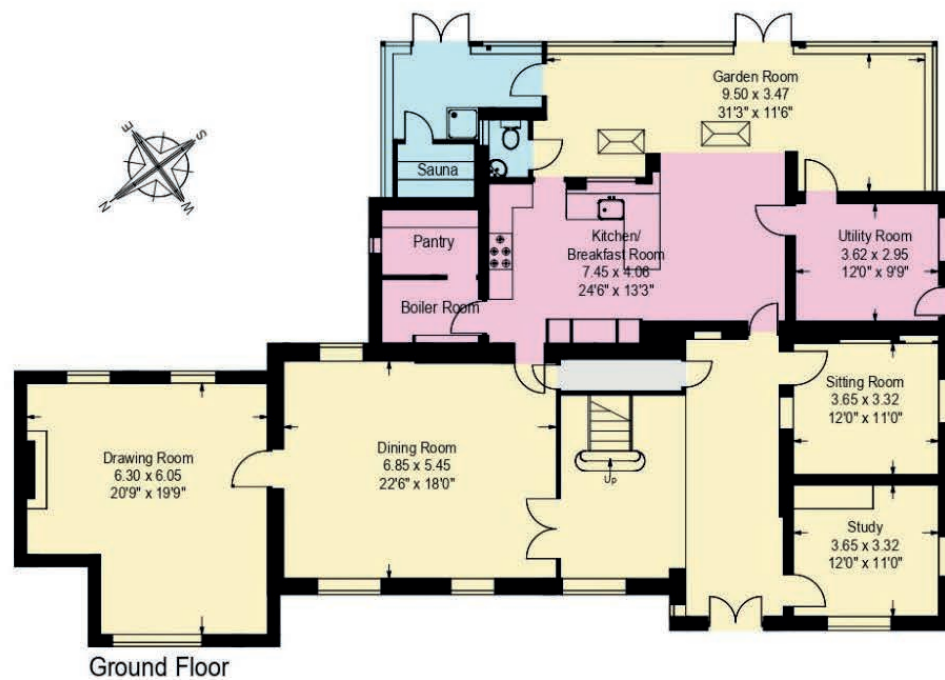
WITH PLANNING PERMISSION FOR A SEPARATE DWELLING

Upon entering, you are welcomed into a reception hall with a wood-burning stove. From here, there's access to the charming family kitchen, which connects to a utility room, boiler room and pantry. Adjoining the kitchen is a garden room with doors flowing to the garden with entrance to a sauna room. The dining room leads into a vaulted drawing room with a feature fireplace. A WC, study and sitting room complete the ground floor. Upstairs are six bedrooms, including a principal suite with garden views and en-suite bathroom. A second bedroom also has an en-suite, while four further bedrooms share a family shower room. Outside, a gated drive leads to an ample parking area with a double garage. There is a beautifully maintained garden with a terrace beneath a wooden pergola, lawn bordered by trees, swimming pool, pond with wooden bridge to an island, and garden sheds. The house benefits from planning permission (23/02204/FUL) for a new four-bedroom dwelling of over 2,000 sq ft within the grounds.









- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage
- Outside Space

Approximate
Gross Internal Floor Area
House: 366sq.m. or 3940sq.ft.
Garage: 35sq.m. or 377sq.ft.
Total: 401sq.m. or 4317sq.ft.

Denotes areas below 1.5m
Total: 8sq.m. or 87sq.ft.

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Constructed in accordance with the IPMS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.

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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