



OLD RECTORY

TUNWORTH • HAMPSHIRE



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TUNWORTH • BASINGSTOKE • HAMPSHIRE • RG25 2NB

M3 motorway 4.4miles (7km); Basingstoke Train Station 4.6miles (7.3km) with services to London Waterloo from 46 minutes; Odiham 5 miles (8km); Winchester 23 miles (36km); Heathrow Airport 33miles (52km); Southampton Airport 32miles (51km); London 48 miles (76km).
(Distances & times approximate)

*Elegant and immaculately presented
grade II country house.*

Main House

Ground Floor: Entrance vestibule | Reception Hall | Cloakroom/Reception area | WC | Drawing room
Dining room | Family room | Study | Orangery | Family kitchen/dining room | Sitting room | Play room | Utility room
Plant room | Boot room | Flower room | Wine store | Kennels | Cellar | Internal courtyard
Indoor swimming pool, changing and plant rooms

First Floor: Principal suite with dressing room and bathroom | 3 further bedrooms (2 en suite) | Shower room

Second Floor: 2 further bedrooms | Family bathroom

Garaging

Integral triple garage | Further extensive garaging and machinery stores set around a courtyard

Facilities

Tennis court | Treehouse and adventure course | Planning permission for swimming lake

Grounds

Sun terrace | Landscaped gardens | Formal gardens | Orchards | Two lily ponds | Summer house | Parkland
Vegetable plot | Poultry run | Greenhouse | Potting shed | Machinery shed

Garden Cottage

Comprising 2 bedrooms | Sitting room | Family kitchen | Conservatory | Private garden

Little Barn

Comprising 1 bedroom | Kitchen/dining/sitting room | Bathroom
Planning permission for conversion of the garage into an additional bedroom

In all about 27 acres

Total square footage: 14,643 sq ft

Offers in excess of £10 million

SITUATION

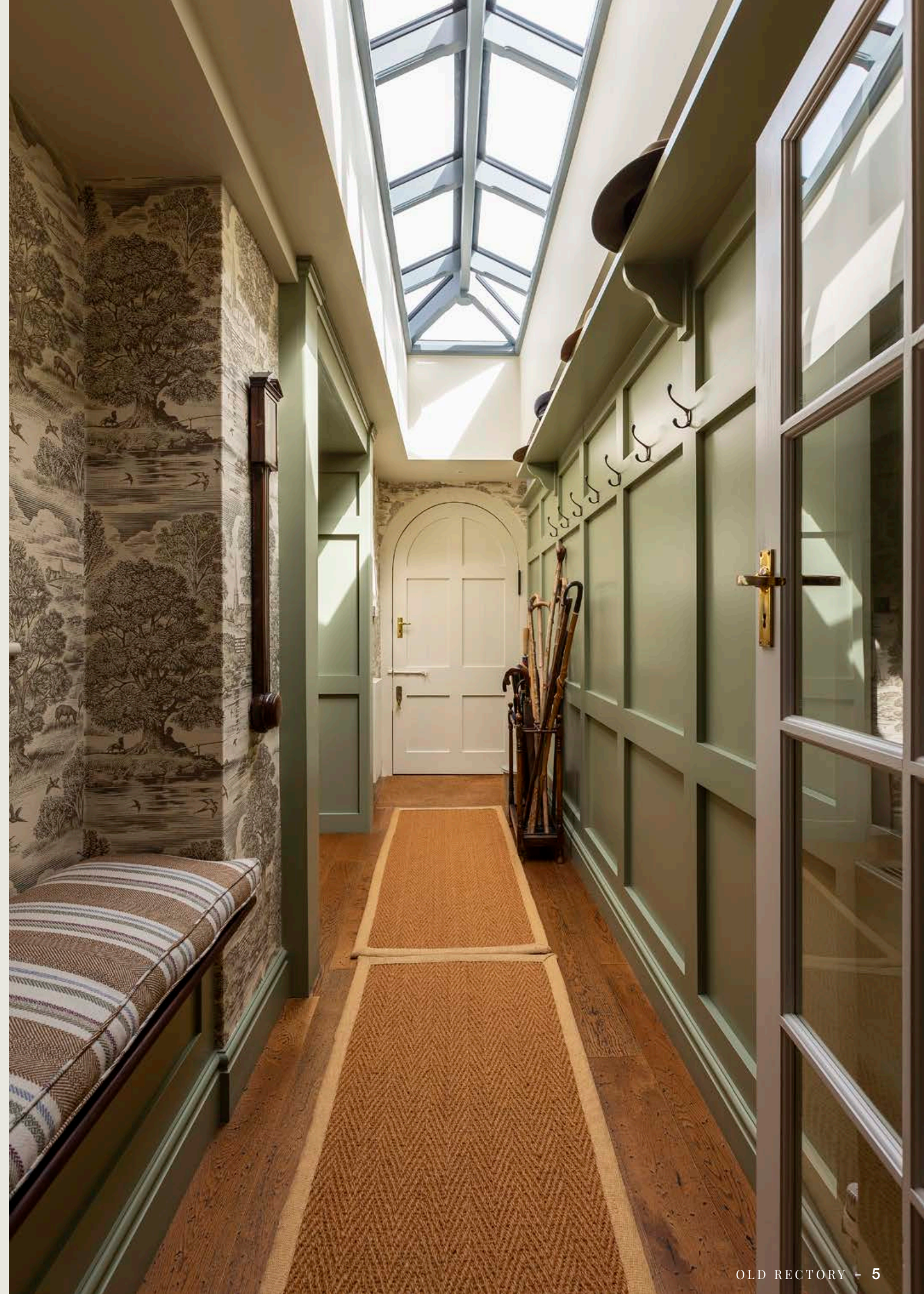
Nestling almost secretly in gently undulating countryside, the now tiny hamlet of Tunworth is an ancient settlement with origins dating back to Norman times. Little evidence now remains apart from the pretty 12th century church of All Saints and a number of other period homes and farms. Old Rectory and the village of Tunworth are surrounded by the Herriard Estate.

Whilst uniquely private, the situation is however, remarkably convenient being just 4 miles from the M3 that provides quick and efficient access to London, the south coast ports and airports. In addition, the mainline station in Basingstoke offers a good service into London with journey times from as little as 46 minutes.

Street Croft Farm and Coffee Shop on the Herriard Estate is a delightful place to buy local produce.

Just over a mile away the village of Upton Grey has a convenience store for daily needs and is home to the Hoddington Arms pub. The towns of Odiham, Basingstoke, Alresford, Stockbridge and Winchester provide between them the whole range of high street shopping and other leisure amenities. The private members club, Barnsgrove in Greywell is also just 4 miles from the property.

There is a good choice of well renowned schools in the area including; Lord Wandsworth College (6 miles), Sherfield School (8 miles), Wellesley Prep School - formerly Daneshill (11 miles), Cheam (16 miles), Wellington College (17 miles), Horris Hill (20 miles), Bedales (21 miles), St Swithuns (22 miles) and Winchester College (24 miles).







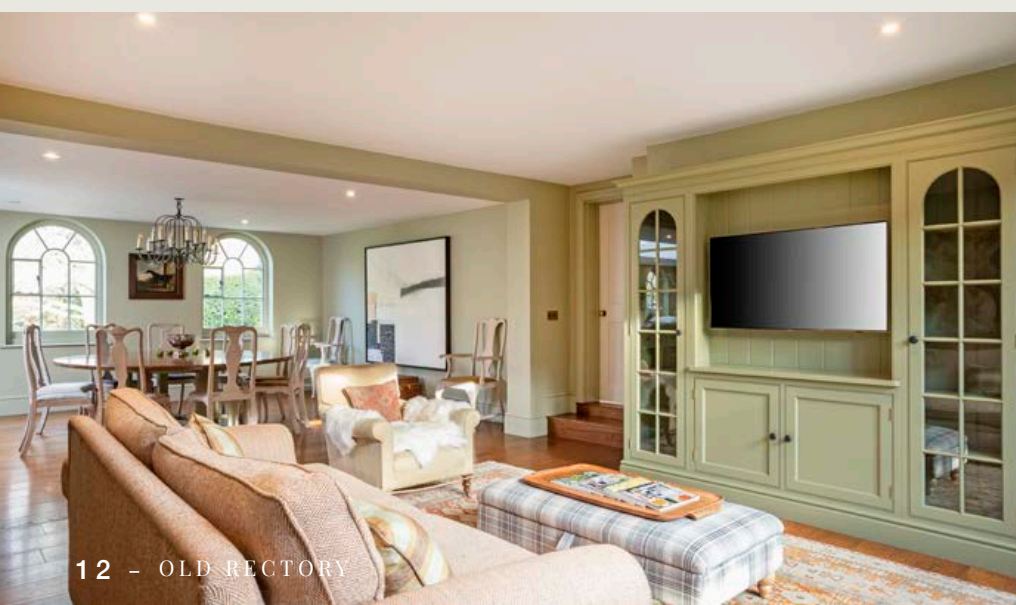


Old Rectory is an impressive and exceptionally well presented, grade II listed house, positioned beautifully within its land. The generous ancillary accommodation, extensive garaging and leisure facilities compliment the house and setting, making this the ideal compact estate.

Over the current owners' period of ownership, the property has undergone some significant upgrades.

Recent improvements to the house:

The kitchen, dining and sitting room, which offers wonderful open plan living space at the heart of the house, has been renovated. This project encompassed the removal, restoration and redecoration of the kitchen cabinetry, a new marble floor, replacement countertops, upgraded Quooker with boiling tap, cold tap and sparkling water, and a full re-paint of the room. Importantly, a new ventilation and heat recovery system has also been installed. This ensures excellent air quality in the most used space in the house, as well as enhancing the energy efficiency of the home. The cold storeroom, accessed from the kitchen, has been re-plastered and repainted. The HVAC unit has been replaced and re-plumbed and the owners have added an air filtration unit.



Adjacent to the reception hall and drawing room is a magnificent study, with dual aspect and lovely views of the gardens. In this room, the current owners have replaced the panelling, added inlaid mirrors, added new lighting, replaced the carpets, covered the radiators and re-painted.

The cellar is another area that has received recent attention. The current owners arranged for asbestos to be removed, the ceiling and staircase to be replaced, walls redecorated and have installed an extractor system, which coupled with the new ventilation system helps to ensure a fully dry basement year-round.

The indoor pool has had a new biological filtration system installed this year. This removes the need for

chemicals and creates the effect of a natural swimming pool inside. The system can be controlled remotely and is designed to enhance the energy efficiency of the pool as well. Above the pool, a skylight has been replaced with a new roof structure for improved stability of the building as well as creating a better environment for swimming inside and allowing for better views from the guest suites.

Throughout the house now benefits from Ethernet hardwire, offering better speed, greater security and stability than reliance on Wi-Fi. The house is zoned so that Wi-Fi can be turned on or off in certain rooms at any time.









EXTERNAL IMPROVEMENTS

The grounds at Old Rectory are magical with more formal, structured parts closest to the house and wilder bucolic parkland and pasture beyond. Over the past two years, the entire property has been converted to organic practices, no chemicals have been used on the gardens in the past 2 years. Remedial works to established hedges and trees have been carried out and the beds have been re-designed and re-planted. The pond at the front of the property has been re-lined.

For those keen on growing vegetables and rearing chickens, the vegetable patch has been expanded and the chicken coop has been re-built, to include enhanced fencing to guard against predators.

A new treehouse and children's adventure course, made from natural and re-cycled materials, has been built in the grounds to the west of the house.

The driveway to the property has been re-gravelled and the mechanism and sensors for both entrance gates have been replaced.





THE LAND

There are two farm business tenancy agreements in place. The land is used for grazing cattle and sheep and for making hay. For further information please ask the agent.

From the property there is easy access to a network of bridleways and footpaths across the surrounding countryside.

PLANNING CONSENT

The following planning consents have been obtained via ADAM Architecture:

Conversion of the existing garage of Little Barn to an additional bedroom, incorporating a new external window and a new internal door to connect this room to the rest of the dwelling.

Ref:23/01949/HSE

Alterations to the main house. These include replacing the skylights in the swimming pool and conservatory as well as the creation of a new openings in the walls of the principal bedroom and dressing room to create a new access into the principal bathroom.

Ref: 23/01938/HSE and 23/01939 LBC

Engineering operation to create a new outdoor swimming pond.

Ref: 23/02417/HSE



OLD RECTORY

Approximate Gross Internal Area

Main House: 956 sq m / 10,298 sq ft

Garages/Covered Area: 230 sq m / 2,480 sq ft

Garden Cottage: 114 sq m / 1,232 sq ft

Little Barn: 59 sq m / 633 sq ft

Total Area: 1,359 sq m / 14,643 sq ft

Not to scale. For identification purposes only.







GENERAL REMARKS AND STIPULATIONS

Listing Details

The property is listed Grade II.

Public Rights of Way

A bridleway runs outside the boundary of the property to the West.

Tenure

Freehold title

There are two current Farm Business Tenancies

Services

Mains electricity

LPG gas for heating and hot water

Mains water

Private drainage: Septic tank, recently serviced.

Ethernet hardwire.

Electric AGA

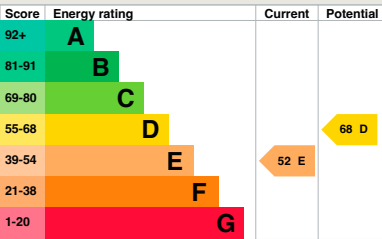
Energy Performance Certificates

Old Rectory: E (NB this rating was taken in 2022 prior to the recent works. A new EPC will be commissioned once works have been completed)

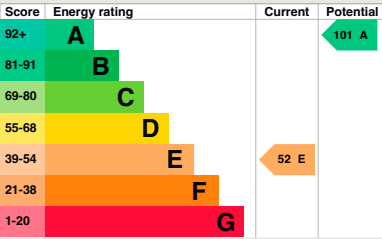
Garden Cottage: E

Little Barn Cottage: D

Old Rectory



Garden Cottage



Local Authorities

Council: Basingstoke and Deane Council
Basingstoke and Deane Borough Council website

Council tax bands:

Old Rectory: H

Little Barn: D

Special Notes

Asbestos – we are not aware of any asbestos affecting the property.

Directions

Postcode: RG25 2NB

What3Words: ///enlighten.land.many

What3words gives every 3mx3m square in the world a unique three-word address. This one describes the precise entrance to Old Rectory.

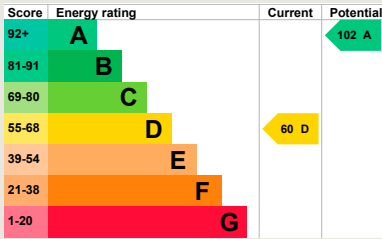
Fixtures and fittings

All fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.

Viewing

Strictly by appointment with Savills Farham & Country Department or Knight Frank North Hampshire & Country Department.

Little Barn Cottage





**Knight
Frank**

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