



Hill Road, Oakley, Basingstoke, RG23 7HR

£795,000 - Freehold



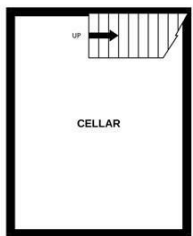
Barons Estate Agents are pleased to bring to the market this fine property. The Old Farm House is in the conservation area situated in the heart of the village and originally dates back to circa 1600 being the second oldest property in the village. Having been extended and updated over the years it still retains the warm charm and character of years gone by. On the first floor there are 3 double bedrooms, a full bathroom and a full shower room. The ground floor enjoys an entrance hall, formal lounge, study, family room, conservatory/sunroom, utility room, cloakroom, cellar and fabulous farm house kitchen dining room. Outside there is a double detached garage with independent doors, parking for 2 to 3 cars. There is a side gate and formal front gate leading to the beautiful gardens. The gardens are enclosed and laid to lawn interspersed with mature flower and shrub beds and hedging to the boundaries. There is also a shed and a covered well within the garden.

### Key Points and Features

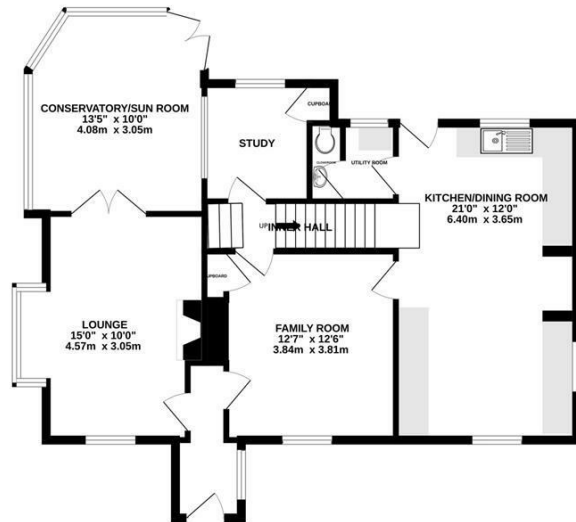
- 3 Bedrooms
- Bathroom
- Shower Room
- Entrance Hall
- 3 Reception Rooms
- Kitchen/Dining Room
- Utility Room/Cloakroom
- Double Garage
- Garden



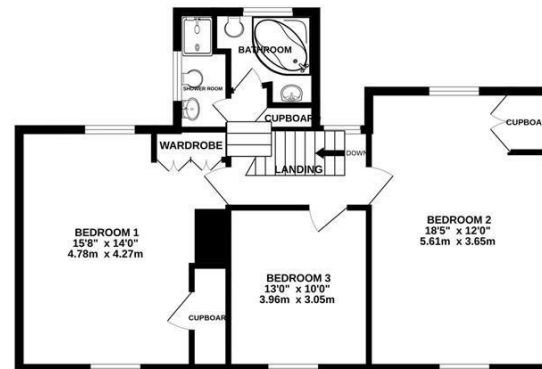
BASEMENT  
172 sq.ft. (15.9 sq.m.) approx.



GROUND FLOOR  
864 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Location

Oakley Village is situated to the west of Basingstoke, and benefits from a country feel but retains all that's required for modern day living. The village benefits from a number of local shops, Infant and Junior schooling, countryside walks and 2 pubs/restaurants, yet is within 3 miles of Basingstoke town centre with shopping at Festival Place, numerous retail parks, mainline railway station with trains to London Waterloo in 45 minutes and access to the M3 motorway.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax Band

Band G

### Council Tax Band

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

### Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.