



NUNS WALK, STEVENTON

Hampshire, RG25 3BD



EXCEPTIONAL MODERN HOME WITH EXTENSIVE GROUNDS & OUTSTANDING EQUESTRIAN FACILITIES

Situated on the edge of the desirable rural village of Steventon, Nuns Walk is an impressive country home offering substantial and well-balanced accommodation complemented by a separate annexe excellent paddocks and extensive stabling.



Local Authority: Basingstoke and Deane

Council Tax band: G

Nuns Walk Annexe EPC: D

Tenure: Freehold

Services: Mains electricity. Oil fired central heating. Private drainage. Private water supplied by a borehole.

Around 11.5 acres



AN IDYLIC AND RARE OPPORTUNITY

Set amidst its own paddocks and woodland, of approximately 11.5 acres the property offers a rare opportunity to enjoy a true rural lifestyle without compromising on accessibility. The ground floor is arranged around a welcoming central hall, leading to a selection of elegant and generous reception spaces. These include a spacious sitting room, providing an excellent principal living area and a formal dining room ideal for entertaining. To the rear of the house, a superb open-plan family kitchen/breakfast room forms the heart of the home. This impressive space comfortably accommodates both everyday family life and informal entertaining, with ample room for dining and seating. The open-plan design encourages a natural flow between cooking, dining and relaxation areas. Supporting the kitchen is a well-positioned boot room, offering essential secondary storage and a practical entry point for outdoor living, particularly suited to country and equestrian lifestyles.





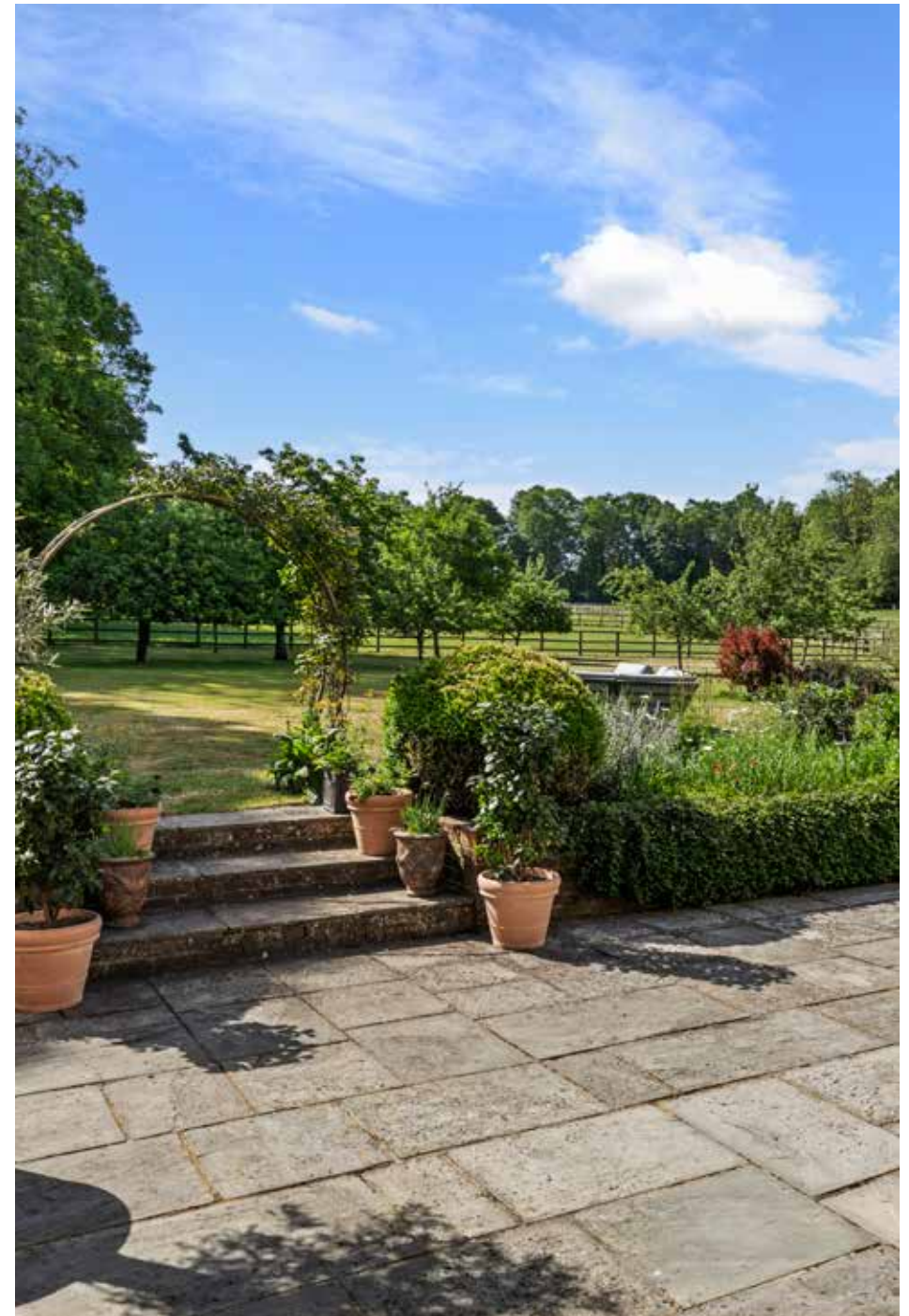




CONTEMPORARY DESIGN IN A SUPERB RURAL SETTING

Additional ground floor accommodation includes a study, perfectly suited to home working, along with cloakroom facilities. The first floor is thoughtfully arranged to provide well-balanced and versatile bedroom accommodation, ideally suited to family living. The principal bedroom suite is particularly generous in scale, enjoying a private position within the house and complemented by its own dressing room and en suite bathroom, creating a comfortable and self-contained retreat. In addition, there are four further well-proportioned bedrooms, all of which benefit from good natural light and pleasant outlooks over the surrounding grounds. These rooms are served by a combination of family bathroom and additional bath/shower facilities, ensuring practicality for both family members and guests. A useful laundry room completes the upstairs accommodation.

The property is set within attractive and well-maintained gardens, providing a peaceful and private setting that complements the house perfectly. The outdoor space is predominantly laid to lawn, offering ample room for recreation and family use, while enjoying views across the surrounding grounds. A well-positioned terrace adjoins the house, creating an ideal space for outdoor dining and entertaining. With direct access from the principal living areas, it provides a natural extension of the interior, perfectly suited to enjoying the garden setting throughout the seasons.







OUTBUILDINGS AND EQUESTRIAN FACILITIES

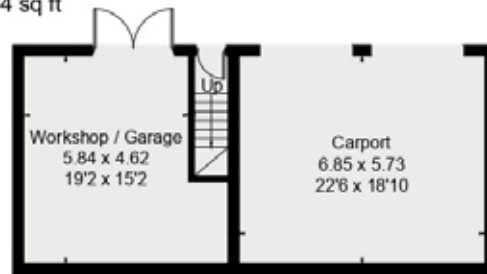
There is an attractive oak-framed triple-bay garage with a self-contained annexe above, providing versatile ancillary open plan accommodation with kitchenette and bathroom making it an ideal space suitable for additional accommodation, home office or staff use.

The exceptional equestrian facilities comprise an American-style barn incorporating eight Loddon stables, wash box, tack room, feed room, cross tie area and solarium together with a covered Claydon 5 horse walker and separate hay store. Extensive gravelled yard areas provide excellent access and parking for horseboxes and trailers. There is a 20m x 60m Martin Collins, low profile all-weather arena with mirrors, a separate fully enclosed 18m lunge pen and 10 well laid out post and rail paddocks making the property ideally suited to both leisure or more serious equestrian pursuits.



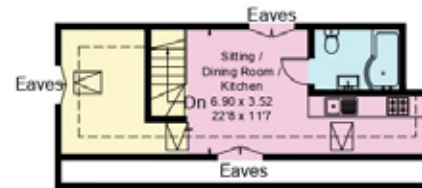


Approximate Floor Area = 396 sq m / 4262 sq ft
 Annexe = 68 sq m / 732 sq ft
 Total = 464 sq m / 4994 sq ft

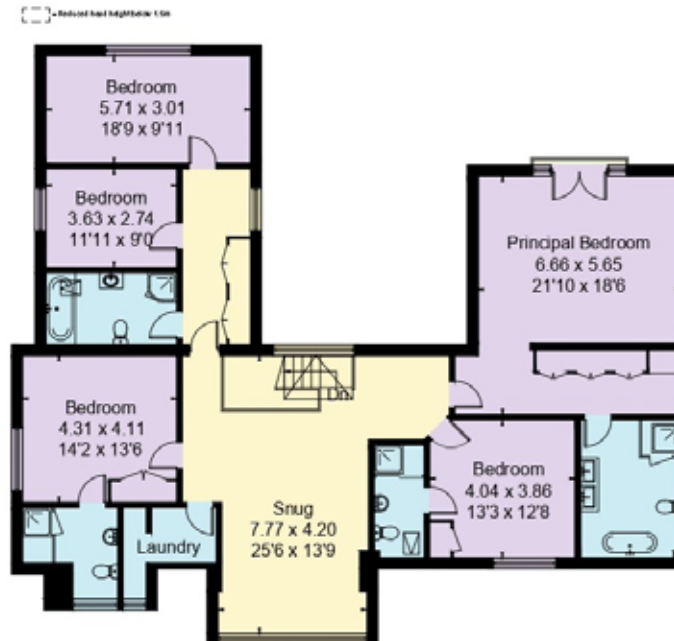
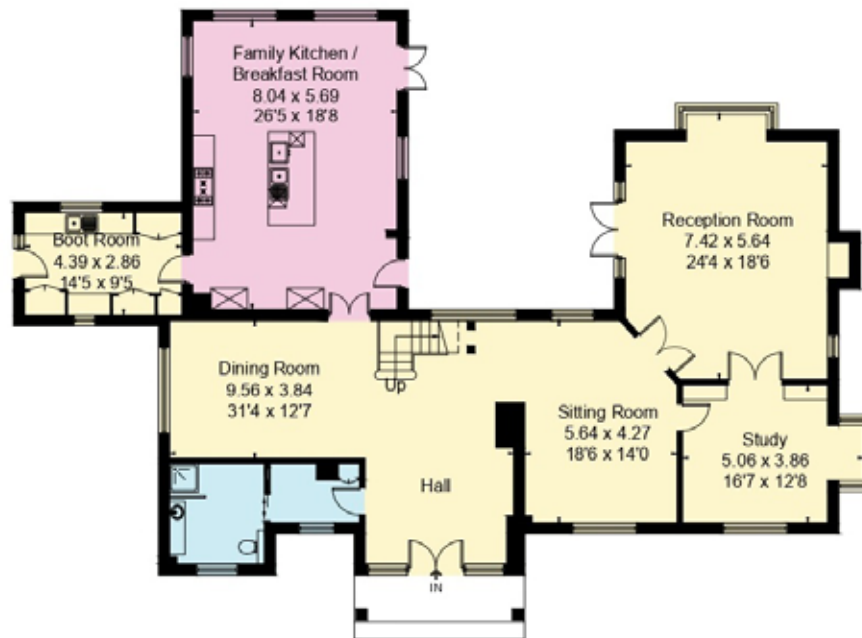


Covered Store

Garage - Ground Floor
 (Not Shown In Actual Location / Orientation)



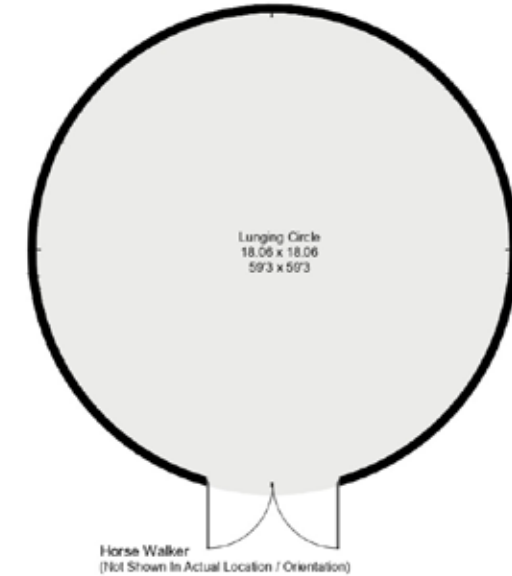
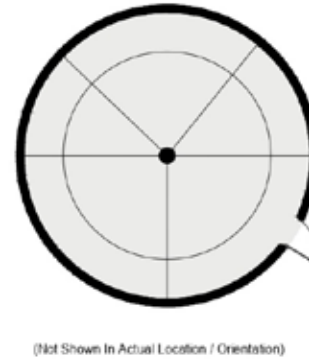
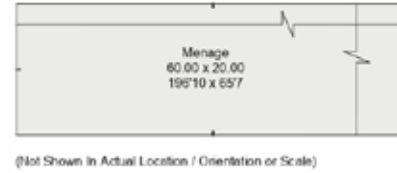
Garage - First Floor



First Floor

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)

Outbuilding = 630.0 sq m / 6781 sq ft
(Excluding Carport / Shed / Open Area)



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