



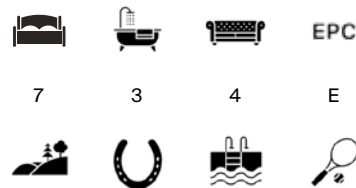
LYNCHMERE FARM, MATTINGLEY

Hampshire, RG27 8JZ



COUNTRY LIVING OFFERING PRIVACY & RECREATION

Lynchmere Farm is a substantial and characterful country house offering extensive accommodation and a range of outbuildings, set within mature and attractive gardens of around 12.5 acres.



Local Authority: Hart District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Private drainage.



CHARACTER, SPACE & LAND

The property offers generous accommodation with exposed beams, fireplaces and large windows throughout, creating a warm and welcoming atmosphere.

The ground floor features a well-balanced range of reception rooms, including drawing and dining rooms, sitting room and family room, providing excellent versatility for both formal and informal living. At the heart of the house is a beautifully appointed kitchen/breakfast room, ideal for family life and entertaining. The first floor offers well-proportioned bedrooms, including a spacious principal suite. Approached by a tree-lined driveway, the property includes ample parking, a double garage with store and utility room, an outdoor swimming pool, tennis court and paved terrace overlooking the gardens. The surrounding land includes three fenced paddocks of approximately two acres each, along with a range of outbuildings, including stables, workshop and open store, offering excellent versatility and equestrian potential.







Approximate Floor Area = 391.2 sq m / 4211 sq ft
 Outbuildings = 131.2 sq m / 1412 sq ft (Including Garage)
 Total = 522.4 sq m / 5623 sq ft



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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