



The Old Post House
Preston Candover | Basingstoke | Hampshire | RG25 2EE

THE OLD POST HOUSE



A truly exceptional period home in the heart of one of Hampshire's most coveted villages. Rich in history, character, light and quality, with versatile accommodation perfectly suited to modern living.



KEY FEATURES

Thoughtfully renovated and sensitively improved over recent years, The Old Post House occupies a cherished position at the very heart of Preston Candover - one of the Test Valley's most sought-after villages. Rolling Hampshire hills lie moments from the door, while a village of genuine and thriving community life surrounds it, and London remains effortlessly within reach.

What sets this property apart from so many homes of comparable age and character is its remarkable sense of flow. Far from the warren of low-ceilinged rooms that period properties so often present, The Old Post House moves with ease from space to space - a quality greatly enhanced by the addition of a handsome new oak-framed orangery, which floods the heart of the home with natural light and opens an entirely new dimension of day-to-day living.

Private and peaceful from every vantage point, yet superbly connected to the life of the village, this is a home of genuine distinction - one that rewards both quiet contemplation and generous entertaining in equal measure.

Character & Provenance

Three buildings. One remarkable home.

The Old Post House has its origins in three separate buildings of varying ages, each of which has been woven together over the generations into a single, cohesive residence of 2,321 sq ft. Lived in, worked in, and deeply loved across many chapters of village life, the property carries its history lightly - confidently rather than apologetically.

Evidence of that past is everywhere, and all the better for it. Sections of original wattle and daub walling have been carefully preserved and put on display; ancient beams speak quietly of former uses; and the building's long and proud life as the village post office is woven into its very decoration. Against this, the present reveals itself just as clearly: a beautifully appointed kitchen completed in 2024, double glazing throughout, and a new boiler installed in 2025.

Whether one chooses to lean into the property's irresistible country cottage character or to introduce a more contemporary aesthetic, both would suit this building with equal ease.









Accommodation - Ground Floor

Generous, purposeful, and wonderfully cohesive

The ground floor of The Old Post House offers a rare sense of warmth and intention. Kitchen, orangery, drawing room, study, dining room, breakfast room, utility room, and cloakroom flow together as a cohesive whole - each space with its own character and purpose, yet unified by a sense of easy, comfortable living.

The kitchen - approximately two years old, finished to an excellent standard and complete with integrated appliances and a useful larder - opens naturally into the breakfast room and then through to the dining room and new orangery, extending the heart of the home into a bright and sociable space of real quality. The dining room features a wood-burning stove, while the breakfast room conceals a particularly well-placed secret cupboard - perfectly proportioned for a wine collection.















First Floor

Four doubles, three bathrooms, and a principal suite of distinction

The first floor provides four generously sized double bedrooms, each enjoying excellent natural light and pleasing views over the gardens and surrounding village. Three bathrooms serve the floor, of which two are en suite.

The principal suite is, quite simply, the star of the show. Exposed beams lend it an atmosphere of real warmth and age, while the en suite bathroom - finished in stone, with a freestanding feature bath as its centrepiece - offers a level of luxury one might more readily associate with a fine boutique hotel. Storage is excellent throughout the upper floor.









KEY FEATURES

Outside

Gardens, courtyards, and outdoor living spaces

Arriving through the wooden vehicle gate, a gravelled driveway provides parking for three or more cars alongside a practical garage - currently in use as a workshop and motorcycle store - and several further enclosed storage units.

The raised lawn garden is a particular delight: edged by mature, considered planting and presided over by an ancient yew of real presence. Tucked within its canopy sits an impressive treehouse, complete with climbing and swinging apparatus - a space that will prove irresistible to younger members of the household for years to come.

A wonderfully private decked terrace offers an ideal setting for outdoor dining and relaxed summer evenings. Descending closer to the house, the courtyard-level terrace - fitted with built-in seating and a substantial jacuzzi, included within the sale - completes an outdoor offering that is as versatile and considered as the home itself.





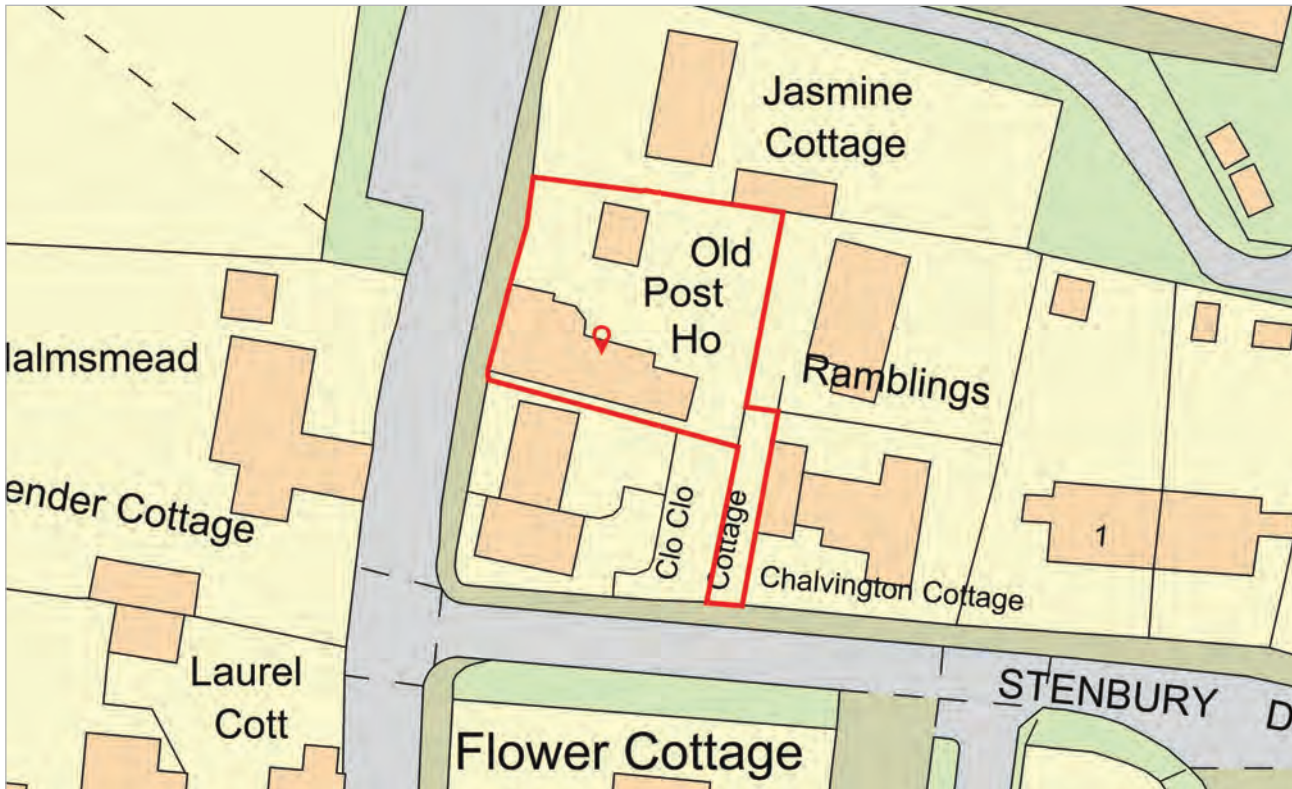


LOCATION

L-shaped footprint of The Old Post House - wrapping around its courtyard and gardens - creates an enviable sense of enclosure and privacy. Every outlook faces inward, onto garden, terrace, or sky, and yet beyond the front gates, the village unfolds with ease.

A short stroll in one direction leads to the community-owned Candover Valley Store - a much-loved local institution that also serves as the village's post office - alongside the Village Hall, recreation ground, and a thriving tennis club. In the other, barely a minute's walk away, stands The Candover: a newly opened pub with rooms of impressive style and ambition, owned and run by three local residents. It is a venture that feels destined to put Preston Candover firmly on the map as a destination in its own right.





Services, Utilities & Property Information

Local Authority: Basingstoke and Deane Borough Council

Tenure: Freehold

Council Tax Band: G

EPC Rating: D

Construction: Brick with slate-tiled roof

Total Internal Floor Area: 1,851 sq ft

Utilities

- Mains electricity (supplied by Octopus Energy)
- Mains water (South East Water)
- Liquid gas heating

Drainage

- Shared septic tank serving this and one neighbouring property
- Current annual contribution: approximately £110 per property
- Please contact the agent for further information

Broadband

- FTTC superfast broadband available
- Buyers are advised to make their own enquiries regarding availability and speeds

Mobile Coverage

- 4G and 5G coverage available in the area
- Buyers are advised to check with their chosen provider

Parking

- Garage
- Off-road parking for approximately three vehicles



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	71 C
39-54	E		
21-38	F		
1-20	G		



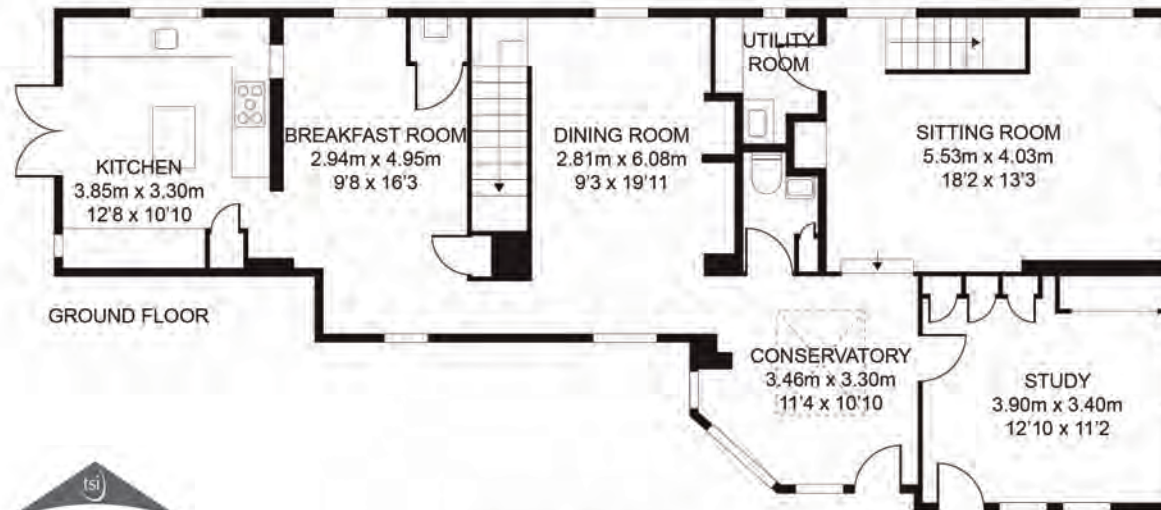
FIRST FLOOR



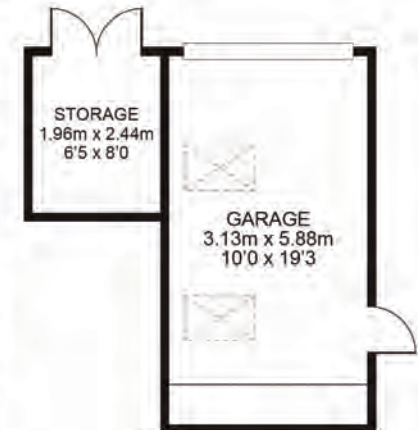
OUTBUILDING 2



BEDROOM 1
4.03m x 3.67m
13'3 x 12'0



GROUND FLOOR



GARAGE/OUTBUILDING 1

APPROXIMATE AREA = 1851 SQ FT / 172 SQM
 LIMITED USE AREA(S) = 187 SQ FT / 17.3 SQM
 GARAGE = 198 SQ FT / 18.3 SQM
 OUTBUILDINGS = 85 SQ FT / 7.8 SQM
 TOTAL = 2321 SQ FT / 215.6 SQM



Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Printed 17.06.2026





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



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A premium property is not just an asset, but a lifestyle. With a background as a property investor and renovator, I bring a client-side perspective to the buying and selling process.

As a dedicated property consultant within NE Hampshire and the Surrey borders, I specialise exclusively in the sale of luxury residential properties, helping clients navigate the nuances of the premium market with discretion and strategic insight. I believe that marketing a home requires detailed storytelling; it is about highlighting character, history and future potential. My goal is to serve as a trusted advisor, offering honest, on-the-ground guidance.



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With a career spanning 25 years in marketing and property, I have a genuine passion for all things property-related and specialise in listed buildings. I take pride in providing a dedicated, professional and friendly service, building trusted one-to-one relationships with my clients.

From the creation of personalised bespoke marketing plans through to completion and beyond, I will be with you every step of the journey to ensure your property sale is an enjoyable experience and that the roller coaster ride is as smooth and stress-free as possible.

THE FINE & COUNTRY
FOUNDATION

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