



OLD COLE FARM, COLE HENLEY

Hampshire, RG28 7QD



CHARMING PERIOD COUNTRY HOME IN IDYLLIC COUNTRYSIDE SURROUNDINGS

Old Cole Farm is an exceptional Grade II listed home combining timeless character with modern living, featuring a handsome red brick and flint façade framed by established gardens and open countryside.



Local Authority: Basingstoke and Deane

Council Tax band: F

Tenure: Freehold

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



CLASSIC COUNTRY LIVING WITH HISTORIC CHARM

The appealing front door opens into the heart of this comfortable home, where the principal living spaces immediately showcase the property's character. The sitting room is beautifully proportioned, featuring an open fireplace, exposed beams and a lovely outlook across the garden, making it ideal for relaxed evenings. Complementing this is a generously sized dining room, full of charm with terracotta tiled flooring, exposed timbers and brick detailing, perfectly suited to both everyday family meals and entertaining. The superb country-style kitchen features, solid wood worktops, a farmhouse sink and an Everhot range cooker and is flooded with natural light while enjoying views over the surrounding garden. A quiet and well-proportioned study provides an ideal space for home working. There is also a conveniently located cloakroom.







CHARACTERFUL INTERIORS & A SECLUDED GARDEN

Upstairs, the accommodation continues to impress with two elegant and beautifully presented double bedrooms, the principal bedroom features exposed timbers and both enjoy delightful rural views. A third single bedroom provides flexible use as a guest room, nursery or additional workspace.

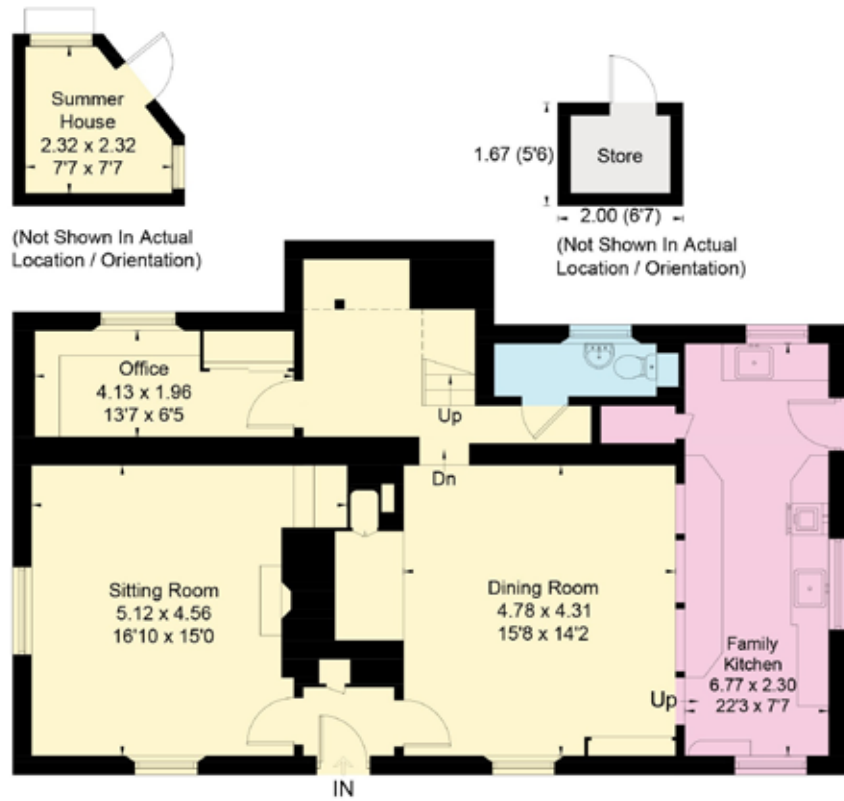
Outside, the property is approached via a gravel driveway providing parking. To the front is an area of level lawn interspersed with mature trees and shrubs and enclosed by an attractive brick and flint wall. There is a paved terrace and further areas of lawn, similarly enclosed by mainly brick and flint walls, together with a summerhouse altogether providing a peaceful and private outdoor setting.

This is a rare opportunity to acquire a beautifully presented and characterful period home in a peaceful rural setting.





Approximate Floor Area = 172.2 sq m / 1853 sq ft
 Outbuilding = 6.6 sq m / 71 sq ft (Excluding Shed)
 Total = 178.8 sq m / 1924 sq ft



Ground 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)



Clive Moon

01256 630 978

clive.moon@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View, Basingstoke, Hampshire

RG21 4FF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

 Knight
Frank

