



# THE GARDEN HOUSE, STEVENTON

Hampshire, RG25 3BE



# BEAUTIFULLY SITUATED COUNTRY HOME WITH CLASSICAL PROPORTIONS

Set in the heart of Jane Austen country, this distinctive house occupies an enchanting and private position at the end of a quiet no-through lane lined by seasonal bulbs, shared by only a couple of houses and Steventon Church.



Local Authority: Basingstoke and Deane

Council Tax band: G

Tenure: Freehold

Services: Privately supplied. Mains electricity. Oil fired central heating. Private drainage - septic tank.



## LATE-20TH-CENTURY HOME WITH PERIOD DETAILING

Set in the heart of Jane Austen country, this distinctive house occupies an enchanting and private position at the end of a quiet no through lane lined by seasonal bulbs, shared by only a handful of houses and Steventon Church.

Built in the late 1980s, the house was designed in the style of a Georgian orangery set within a handsome walled garden. Reclaimed bricks from the original garden bothy and oak felled from the surrounding woodland during the 1987 storm were used in its construction, giving the house a strong sense of place and history. Period detailing includes moulded architraves, generous sash style windows and excellent ceiling heights, with abundant natural light throughout. While the decorative style is now comfortably period and traditional, the house offers a rare and exciting opportunity for a new chapter, allowing an incoming owner to update or re interpret while retaining the tremendous character, proportions, and setting.





## ELEGANT HOME READY FOR ITS NEXT CHAPTER

The accommodation is entered through a pillared front door into a central entrance hall with fireplace. The reception rooms include an impressive drawing room and adjoining dining room. These can be separated or opened together to create a magnificent entertaining space of almost 50 feet, with multiple doors opening directly onto the garden.

Upstairs, there are five well proportioned bedrooms, four enjoying southerly views over the garden. The principal bedroom benefits from an en suite bathroom, complemented by two further family bathrooms.

Outside, the gravel driveway sweeps in front of the house, providing ample parking. To one side is an open barn, offering excellent flexibility for a variety of potential uses such as garaging, storage, workshop space, or further ancillary accommodation (subject to any necessary consents).

The walled garden is a highlight of the property: formally planted and beautifully enclosed, with lawns, mature hedging, and a central path leading to a charming garden structure. Beyond the formal garden, there are views and access into surrounding woodland, carpeted with bluebells in season, reinforcing the sense of peace, privacy, and connection to nature that makes this setting so special.

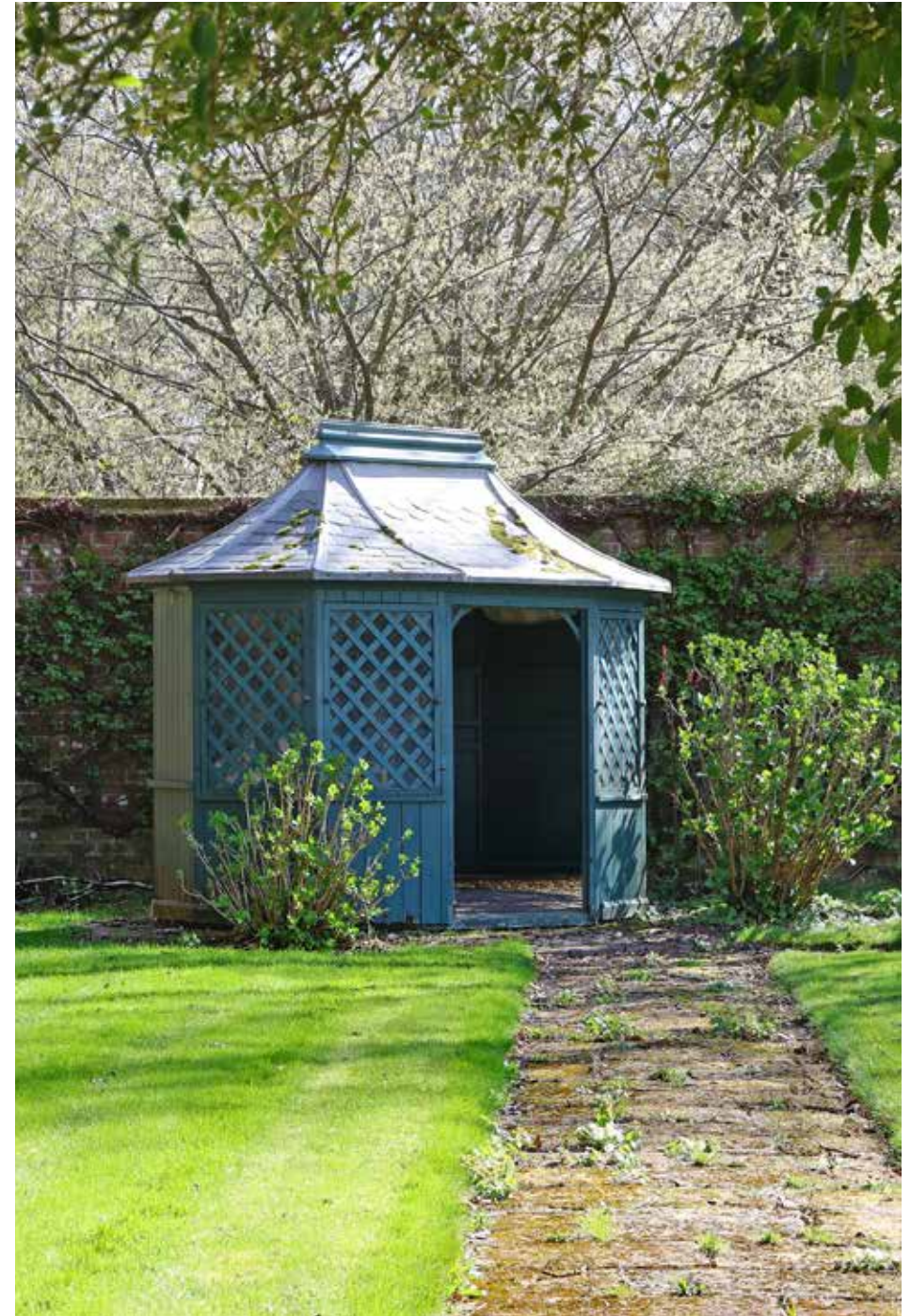






## LOCATION

The property is located in a small hamlet on the edge of the village of Steventon, birthplace of the author Jane Austen. Steventon itself has a church and a village hall and in the neighbouring village of North Waltham there is a highly regarded primary school and a shop and pub. The nearby village of Overton offers amenities which include a supermarket, butchers, baker, dentist, surgery, restaurants, public houses, a church, well regarded schooling and a main line railway station with service to London (Waterloo). Basingstoke offers a further extensive range of leisure, recreational and educational facilities and a mainline railway station which provides fast and frequent service to London Waterloo. Junction 7 of the M3 is within a short drive. Educational needs are well served with nursery, primary and secondary schools in the adjoining villages and a good range of independent schools, which include Cheam, Princes Mead and St Swithuns.





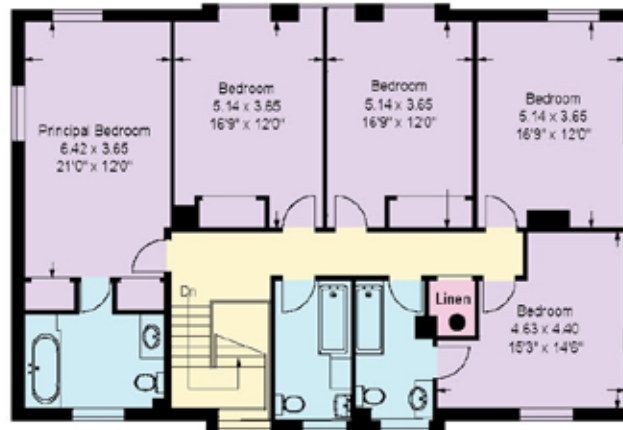
Approximate  
Gross Internal Floor Area  
Total: 387sq.m. or 4186sq. ft.  
(inc. Cellar)



Ground Floor



Cellar



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)



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