



ASHE COURT

Ashe, Basingstoke, Hampshire



AN ELEGANT EARLY EDWARDIAN COUNTRY HOUSE IN A CONVENIENT RURAL SETTING

Summary of accommodation

Reception hall | Drawing room | Sitting room | Dining room | Study | Kitchen/breakfast room
Living/playroom | Games room/gym | Utility room | Boot room | Cloakroom

Six Bedrooms | Two Bathroom | Two Shower Rooms

Swimming pool | Hard tennis court | Garaging | Stabling

Pastureland | Manège | Mature garden and grounds

In all about 7.64 acres

Distances: Overton 1½ miles, Basingstoke 8 miles, London 52 miles
London Waterloo via Basingstoke Station 45 minutes or Overton station 55 minutes
(All distances and times are approximate)



SITUATION

Ashe Court occupies a delightful setting on the edge of the hamlet of Ashe in a popular part of North Hampshire surrounded by rolling countryside. Excellent local amenities are provided in Overton about 1½ miles to the west. More extensive facilities are to be found in Basingstoke about 8 miles to the east. There is good access to London and the national motorway network, which is gained by the M3 (Junction 7 about 6 miles) or via the A34 at Whitchurch (about 4½ miles). Regular train services run from both Basingstoke and Overton to London (Waterloo), the journey taking approximately 45 and 55 minutes respectively. There are many highly regarded schools in the surrounding area including Cheam, St Swithuns, Winchester College, Farliegh School and Princess Mead. Sporting amenities in the area include golf at Test Valley in Overton and Sandford Springs in Kingsclere. There is racing at Newbury and Ascot along with good shooting, as well as fishing on the River Test nearby.





THE PROPERTY

Ashe Court is approached by a gravel driveway flanked by mature trees. Ashe Court offers exceptional accommodation across two floors with fine open countryside views.

Upon entering the wide and gracious reception hall offers access to the main reception rooms with an elegant stairs leading to the first floor. The drawing room is a particularly impressive with its bay window, ideal for formal entertaining, while a more relaxed sitting room provides excellent flexibility for everyday family life. These rooms have open fire places and flow naturally, creating a house that is both versatile and practical. The dining room is a beautifully proportioned space, accessed via arched double doors from the reception hall with doors opening directly onto the south-facing terrace and gardens. The kitchen/breakfast room forms a bright, welcoming heart of the home, perfectly suited to contemporary family life. Flowing seamlessly into a relaxed seating and dining area, it enjoys lovely views across the garden. A generous central island anchors the space, while the AGA provides a distinctive and appealing focal point.







Complementing the kitchen there is a separate walk in pantry, utility room and study with a superb range of floor to ceiling shelving.

The staircase leads to a galleried landing from which there are delightful views over the garden and countryside beyond. On the first floor are four large double bedrooms including the principal bedroom suite with its comfortable en suite bathroom and an impressive guest suite with en suite bathroom. There is an extra shower room on this level serving two further bedrooms. The bedrooms have large windows offering a good deal of light as well as attractive views overlooking farmland and towards the North Hampshire Downs.

Located on the ground floor to the north side of the house, there is additional accommodation benefiting from its own separate entrance as well as being accessed from the kitchen. There are two further bedrooms and a shower room, an additional living/playroom with open plan kitchenette, there is also a gym/games room with doors out to the garden a pool area. This a part of the house has previously been a self-contained annexe.







GARDENS AND GROUNDS

The attractive and well maintained gardens lie mainly to the south of the house and consist of a large area of lawn, herbaceous borders, rose beds and mature trees. Steps lead up to a swimming pool which is fully fenced and within this area is a summer house. The terrace leads off all reception room as well as the kitchen and faces south and spills on to the lawns and onto the fenced tennis court.

The grounds also include an excellent stable block, beyond which is a all weather manège and fenced paddocks.











Approximate Gross Internal Area
 House: 511sq.m. or 5500sq.ft.
 Garage/Carport: 47sq.m. or 506sq.ft.
 Total: 558sq.m. or 6006sq.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.

PROPERTY INFORMATION

EPC band: House and Annexe D

Local Authority: Basingstoke and Deane Borough Council

Council Tax: band H

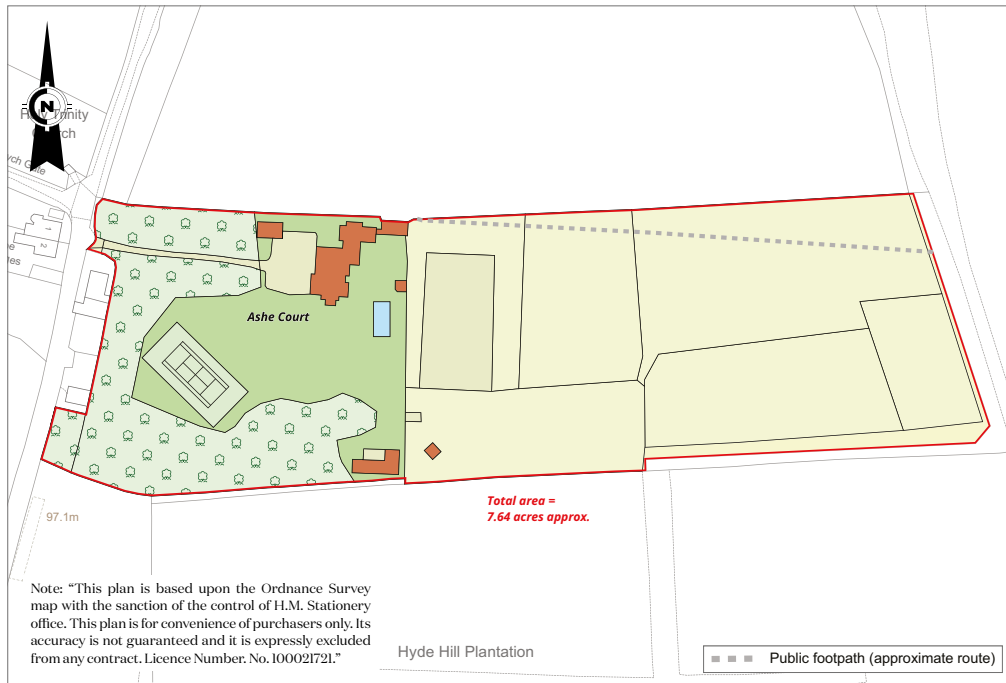
Services: Mains electricity and water. Oil fired heating Septic tank drainage. 14 photovoltaic panels with battery storage

Tenure: Freehold

Viewing: Viewing by prior appointment only with the Agents.

Postcode: RG25 3AH

What3words: ///clearing.loudness.rattler



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