



Five Bells
Tangley, Hampshire

A spacious period brick and flint Hampshire farmhouse, set in approximately 3.6 acres.

Five Bells is located in picturesque and quiet countryside, benefitting from pony paddocks and excellent living accommodation in the house.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OUTBUILDING



3.6 ACRES



FREEHOLD



**RURAL/
VILLAGE**



3,094 SQ FT



**GUIDE PRICE
£1,695,000**



The property

Five Bells is a splendid, detached period cottage with cobbled and red-brick dressed elevations, and various attractive period details, combined with a stylish modern finish. There are three reception rooms on the ground level, including the generous drawing room with its dual aspect, including bi-fold doors opening onto the garden. The room features wooden flooring and welcomes plenty of natural light, with its connection to the patio area making it ideal for entertaining. Further reception rooms include the useful study for private, peaceful home working, and the music room, another comfortable reception with wooden flooring and a cast-iron open fireplace with a striking red tiled surround. The kitchen and dining area adjoins the drawing room, connected via two open squared archways for a semi open plan feel. There is a part-vaulted ceiling with exposed timber eaves, as well as tiled flooring and bi-folds opening onto the garden. The room offers space for a family dining table, as well as a central island and breakfast bar, fitted farmhouse-style units and an Aga, while at the other end of the ground floor, the utility room,

store and boot room provide further storage space, along with the cellar. Upstairs there are four double bedrooms of similar proportions. These include the principal bedroom with its dressing area and en suite shower room, while the additional three bedrooms all benefit from built-in storage. The first floor also has the large family bathroom.

Outside

The house backs onto open fields, creating a peaceful and tranquil environment. At the front, a wooden gate opens onto the gravel driveway, which provides plenty of parking space for several vehicles, as well as access to the brick and flint outbuilding, which has planning permission to convert to a 5th bedroom, en suite annexe and kitchenette. The gardens include an area of lawn at the front, bordered by mature hedgerow and a beautifully presented garden at the rear, including a patio, and has separate access to the field via a 5 bar gate to the lane. A generous expanse of lawn is bordered by mature trees, while beyond the lawn, a large grassy paddock extends far beyond the gardens.



Location

The small village of Tangley lies on the edge of the North Wessex Downs Area of Outstanding Natural Beauty, surrounded by stunning rolling countryside and excellent village pub. Three miles away, is the picturesque village of Hurstbourne Tarrant with its outstanding primary school, while further amenities can be found in nearby Andover, which lies just five miles to the south and has a variety of shops and supermarkets.

Communication links are excellent with easy access to the M3 and M4 and rail services from Andover to London Waterloo just over an hour away, while London Paddington can also be accessed easily from Great Bedwyn station. The area offers a wide range of schooling and Farleigh Independent School is just 15 minutes away with a bus route from the village pub.

Distances

- Andover 5 miles
- Hungerford 12 miles
- Stockbridge 13 miles
- Newbury 15 miles

Nearby Stations

- Andover
- Great Bedwyn

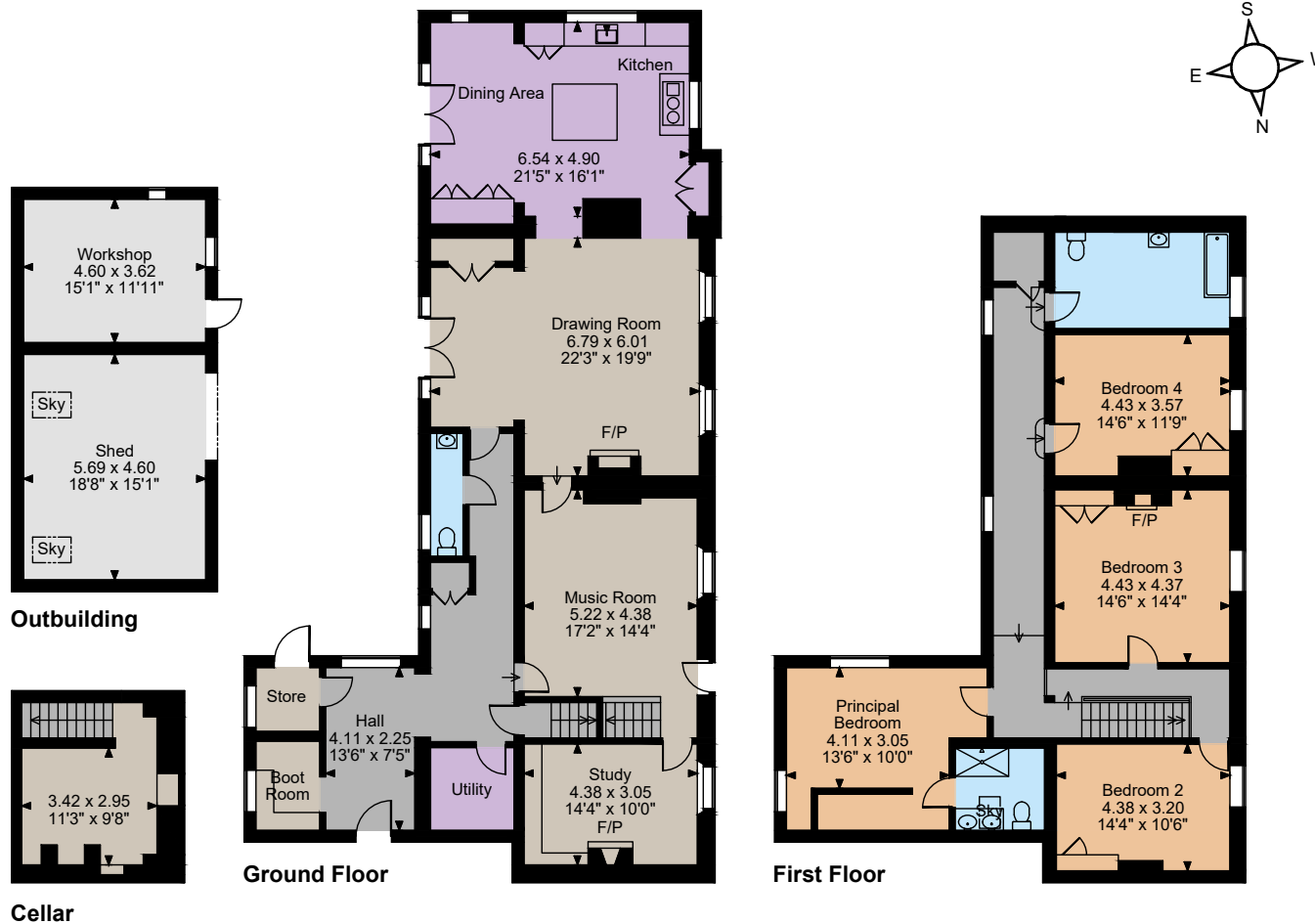
Key Locations

- Malverelys Farm shop and restaurant
- Newbury Racecourse
- Highclere
- Danebury Hill Fort

Nearby Schools

- Farleigh School
- Cheam
- Thorngrove School
- Dauntseys
- Marlborough School





Floorplans

House internal area 3,094 sq ft (287 sq m)

For identification purposes only.

Directions

SP11 OSD

What3Words: ///hedgehog.novelist.nappy

General

Local Authority: Test Valley

Services: Mains electricity. Private water. Private drainage which may not comply with current regulations, further details available from the agent.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: TBC

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8640721/JPN

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

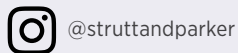
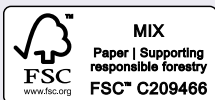
Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

