



Manor Farm

Hampshire

An exceptional farmhouse in a wonderfully peaceful setting, presented with much style.

Manor Farm, Tunworth, Hampshire, RG25 2NB

Upton Grey 1.5 miles, Odiham 5.4 miles, Hartley Wintney 9.7 miles, Basingstoke 5.2 miles, Alton 9.4 miles, Farnham 13.7 miles, Newbury 20.8 miles, Reading 21.1 miles, Winchester 22.4 miles, London 51 miles, Mainline station at Basingstoke 4.8 miles (fast train 47 minutes to London Waterloo), M3 6 Junction 3.8 miles

Features:

Hall | Drawing room | Sitting room | Kitchen | Dining room
Utility room | Cloakroom | 5 Double bedrooms | 1 En suite bathroom | Family bathroom | Domestic stores | 2 Cellars

Listed 8 bay tithe barn | Listed Granary on staddles stones
Brick stable and workshop | Listed brick store

Substantial pole barns and dilapidated nissen hut store
Outbuildings providing over 10,000 sq. ft of covered area

Walled gardens, grounds and paddock of about 2.79 acres





The property

This wonderful Grade II listed farmhouse has a compelling blend of both elegance and character typified by beautifully proportioned principal reception rooms each with large sash windows, and in the case of the bedrooms, vaulted ceilings with striking framing and beams. All the rooms are generously proportioned and therefore purposeful.

The approach to the front door is across a gravel driveway and on entering the house, a reception hall provides a welcoming introduction to the house. The drawing room is particularly elegant and features a substantial fireplace within which there is a wood-burning stove, and a notable mantelpiece surround. There are original wooden shutters to the window and from here, a delightful aspect towards the walled garden. To the right on entering the house, there is a light filled sitting room with views towards the front garden and driveway and to the courtyard at the back of the house. From here there is a middle hall, the laundry and also the voluminous, vaulted dining room and kitchen. The kitchen has been designed in a Plain English style with a good range of cabinetry, has an integrated oven, gas hob, dishwasher and an indoor cooking fireplace. The AGA has been converted to electric. Also on the ground floor, is a versatile guest bedroom and bathroom ideal for a nanny, house keeper or guests and accessible from its own entrance.

The principal staircase rises from the inner hall and once on the landing, there are four characterful double bedrooms with original wooden framing, beams and often vaulted ceilings. There are some extensive wardrobes, in the style of Plain English here too, and a well-equipped family bathroom.

Outside

The approach to the house is an appealing one with a sweeping driveway leading to the attractive facade with historic, original red brick, timber framing and panelling under a clay tile roof. To the side of the house is a glorious walled garden with various mature trees, lawn and space to introduce a pool or tennis court (as was once the case). There is also a potting shed and brick-built store. A rear driveway sweeps past the tithe barn and into the inner gardens and grounds which are mainly grass as typified working farms of old. There is an unfenced paddock area with vehicular and livestock access onto the lane and another back gate giving access onto a bridleway. The statuesque trees beautifully frame the gardens and grounds and give a verdant backdrop to life at Manor Farm.

The tithe barn comprising of 8 bays, a pair of threshing barns and a store all help to create an inner sanctum of privacy as well as wonderful space for any number of different uses to suit. There is a granary too, on staddlestones, and brick built stabling, hay barn, tack room and covered vehicle store. In the top paddock, further farm buildings in various states off repair, complete the c10,000 sq ft of outbuildings. The land amounts to about 2.79 acres, in all.









Location

Tunworth is a small rural village positioned between the Hackwood and The Herriard Park Estates lying conveniently a few miles southeast of Basingstoke. The property is within a conservation area next to the church and described as forming 'a significant group of intrinsic architectural and historic value'.

The surrounding countryside is essentially unchanged predominantly of gently undulating agricultural land and ancient woodland. A network of local lanes provide access to the neighbouring villages of Upton Grey, Greywell and Odiham. The Herriard Park Estate owns much of the surrounding land, which has remained unspoilt over many generations.

Secluded and rural village may be, but remarkably accessible to the modern world and other regional centres. Basingstoke lies a few miles to the northwest with excellent, fast and frequent trains to Waterloo (from 47 minutes), and the nearby M3 connects with London and the south coast. Reading and Newbury are also within range. Hampshire is well catered for with top performing state and independent schools in the area, including Cheam, Wellesley School, Lord Wandsworth College, St Neots, Eagle House, Wellington, Robert May's, St Nicholas and Winchester College.

There are many footpaths and bridleways in the area which provide a varied network of walks or rides.

Directions

Leaving Basingstoke on the A339. After passing under the M3 turn immediately left (Upton Grey) carry on a winding country lane and after 2.2 miles take a right hand turning at the Tunworth/Upton Grey sign. Carry on up the single-track lane, round a sharp left bend (at the rear of the lodge entrance to The Herriard Park Estate) and Manor Farm will be round on your right soon after.

what3words: ///skimmers.teams.speaker





General

Services: Mains water, electricity, oil fired heating, private drainage compliant with current regulations.

EPC Rating: F

Council tax band: G

Tenure: Freehold

Listed: Grade II

Guide Price: £2,500,000



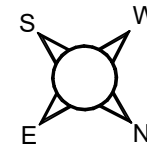
Manor Farm, Tunworth

Main House internal area 3,735 sq ft (347 sq m)

Cellars internal area 287 sq ft (27 sq m)

Outbuildings internal area 5,990 sq ft (557 sq m)

Total internal area 10,012 sq ft (931 sq m)



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

□ □ □ □ Denotes restricted head height

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