



**TUDOR FARM HOUSE**  
Deane, Hampshire, RG25 3AS

Carter Jonas



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## TUDOR FARM HOUSE, DEANE, HAMPSHIRE, RG25 3AS

Detached cottage with many period features • 3 bedrooms and 3 bathrooms • Sitting room • Dining room • Kitchen • Study / bedroom 4 • Detached outbuilding with utility room • Delightful cottage garden

### DESCRIPTION

Tudor Farm House is a fine period home set in the sought after village of Deane. The house is Grade II listed and believed to date back to the 1600s. Although the property has been well looked after it could now benefit from a programme of modernisation. Many original features remain, including fireplaces, beamed ceilings and an inscription above the Inglenook fireplace dated to 1700.

Downstairs accommodation comprises two elegant reception rooms, the sitting room being front aspect with a pretty fireplace and external door to the garden. The dining room has a charming inglenook fireplace and could be used as a drawing room if required. The kitchen has a range of fitted wooden units, with tiled floor and integrated appliances. The ground floor is completed by a study (which could also be utilised as a bedroom), a downstairs bathroom and a useful store cupboard. French doors from the rear lobby open out onto the rear garden. On the first floor there are three generous bedrooms and two shower rooms.

### OUTSIDE

Externally, the gardens are a real feature of the property, and of a quintessential English cottage garden style. Features include expanses of lawn, mature fruit trees, brick paved terrace, vegetable garden, box hedging and topiary. In addition to the main driveway there is an additional parking area to the rear.

A particular feature of the grounds is a brick-built outbuilding, linked to the house via a covered walkway, and which is currently set up as a utility room and garage.

## FABULOUS GRADE II LISTED FARM HOUSE SET WITHIN CHARMING GROUNDS





but has the potential to be converted to a studio / annexe (subject to obtaining the relevant consents). Additional outbuildings include a garden shed and summer house. The gardens extend to circa half an acre in total.

### LOCATION

Deane is a small Hampshire village, located in an enviable rural position at the start of the river Test close to the west of Basingstoke, and close to the villages of North Waltham and Overton. At North Waltham there is a highly regarded primary school along with a shop and a pub. Overton is only 2 miles away and provides more extensive facilities catering for most day-to-day requirements, with a range of shops, pubs and restaurants, a school, doctors' surgery and railway station to London (Waterloo about 55 minutes). Basingstoke offers an extensive range of leisure, recreational and educational facilities. Despite its rural position, the property is very accessible with mainline railway stations in both Overton and Basingstoke providing fast and frequent services to London Waterloo, and Junction 7 of the M3 is within a short drive.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, not metered. Mains electric. Septic tank. Oil central heating. Broadband: Fibre to the cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Basingstoke and Deane Borough Council. Council Tax Band: G.

**Viewings:** Strictly by appointment through Carter Jonas.





## Deane, Basingstoke, RG25

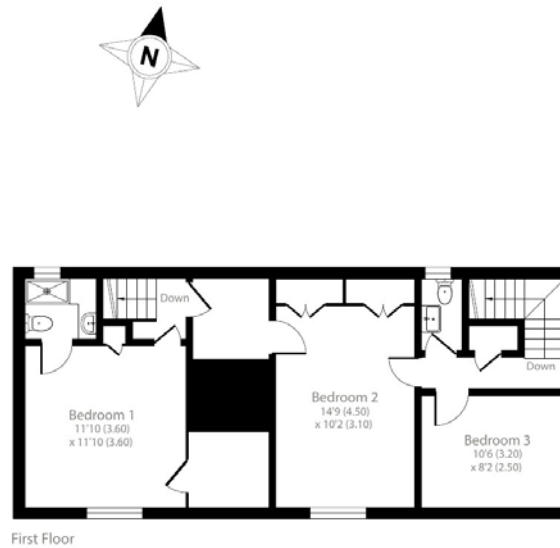
Approximate Area = 1691 sq ft / 157 sq m

Garage = 205 sq ft / 19 sq m

Outbuilding = 178 sq ft / 16.5 sq m

Total = 2074 sq ft / 192.5 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Carter Jonas. REF: 1126319



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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