



GEORGIAN COUNTRY FARM HOUSE WITH VERSATILE ACCOMMODATION AND GROUNDS

DOWN FARM HOUSE, ODIHAM, HAMPSHIRE



MAGNIFICENT GRADE II LISTED GEORGIAN COUNTRY FARM HOUSE WITH VERSATILE ACCOMMODATION AND GROUNDS

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Situation

South Warnborough 1.2 miles (1.93km), Odiham 1.5 miles (2.3 km),
Winchfield Station 5 miles (8.04km), Farnham 9.4 miles (15.12 km),
Basingstoke 9.8 miles (15.77 km), London 47.7 miles (76.76 km). All
distances are approximate.

Down Farm House is adjacent to an active fourth generation family run farm
and is surrounded by beautiful open Hampshire countryside and is located
between Odiham and South Warnborough.

Odiham is a delightful historic Georgian town situated in north Hampshire with
a picturesque High Street which has a rich architectural heritage of listed
buildings and royal pedigree. A strong community spirit prevails with tennis,
cricket and bowls clubs and the town has a doctor's surgery, opticians and
dentists, together with a Post Office, selection of shops, public houses and
restaurants including The Bel and the Dragon. The village of South
Warnborough has an active community with a village shop, church, public
house, village hall and playground.

The larger towns of Farnham and Basingstoke are also nearby providing a
wider range of shopping and recreational facilities.

There is a mainline station at Winchfield with trains to London Waterloo (from
1 hr). The M3 (Junc. 5) is within easy reach providing fast access to the
national motorway network as well as Heathrow, Gatwick and Southampton
airports.

There are a good number of schools in the area including Lord Wandsworth
College, Alton School and Robert Mays. The surrounding landscape offers
some splendid walking and cycling out across open rolling chalk countryside.

Directions

From Odiham High Street head west and at the roundabout take the first exit
on to the Alton Road (B3349). Proceed for approximately 1.3 miles past the
entrance for RAF Odiham and at the brow of the hill take the left hand turn,
which leads the driveway of Down Farm House (if you reach the crossroads



you have gone too far).

Description

Down Farm House, understood to have been built in the 1800s, is an elegant Grade II listed property overflowing with Georgian features and balanced room proportions. Period features remain intact; there are sash windows, fireplaces, cornicing and panelled doors and wood floors throughout.

The entrance and central hall of typical Georgian proportions provides elegant access to the property where, internally, the accommodation is extremely flexible for family living with classic reception rooms which provide a superb environment for entertaining.

The principle south facing drawing room with timber floor, bay window and French doors is a delightful room with a working feature fire place and built in bespoke cabinetry. There is also an informal sitting room with gas fireplace. The dining room is a remarkable room with an impressive inglenook fire place, tile floor and large south facing window.

The kitchen and breakfast room is where the Georgian character is in full voice and benefits from symmetry, grand proportions and a sense of light and space. The kitchen is fitted with traditional timber hand crafted and hand painted cabinetry kitchen with fielded and panelled doors, timber and natural stone works tops and a mantel positioned over the AGA gives the room the feeling of formality that is a signature of Georgian design.

At the end of the corridor is the central reception room and a cloakroom. In the central hallway there is access to a large cellar (with self-contained Wine Cellar) and a balustrade staircase leading to the first floor.

Upstairs the master bedroom is south facing, with bay window, fireplace, walk-in wardrobes and en suite bath room.

In the main part of the house there are a further four bedrooms (1 en suite), and a family bathroom. Each room equally benefits from the Georgian proportions and sash windows which allow natural light in to the rooms and views across Hampshire countryside.

Via the secondary entrance to the property and in the west end of the house, there is another family room or study, utility/boot room and storage barn. On the first floor here there is a 6th bedroom with en suite. This could be converted into a self-contained annex .

The property currently has listed building consent (Ref: 17/00132/LBC) and planning permission (Ref: 17/00131/HOU) to make internal and external alterations and convert the attached timber storage barn for full residential use. More information on this can be found by looking on Hart District Council Planning Applications.

Gardens, Grounds and Outbuildings

The sweeping gravel drive way, lined by mature trees and shrubbery, creates a grand arrival to the property. The front garden is mainly laid to lawn and there is wisteria, growing on the front elevations.

To the rear of the property is a terrace, with room for outdoor seating and entertaining, and an outside swimming pool, heated via air source heat pump housed in an outbuilding. The rear garden area is beautifully maintained and there is an orchard and open lawn all partitioned by mature trees shrubs and flower beds. In total the land amounts to approximately 1.2 acres.

The separately listed Granary at the front of the property, understood to have



been built in the early 19th Century is a timber framed structure with a level concrete base to be used as a garage or store room.

Tenure: Freehold

EPC: N/A Listed building

Services: All Mains Services (Gas, electricity, water and private drainage).

Postal Address: Down Farm House, Alton Road, Hampshire, RG29 1QX

Local Authority: Hart District Council 01252 622122

Listed building consent Ref: 17/00132/LBC

Planning permission Ref: 17/00131/HOU

Fixtures & Fittings

All fitted carpets are included. Certain curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

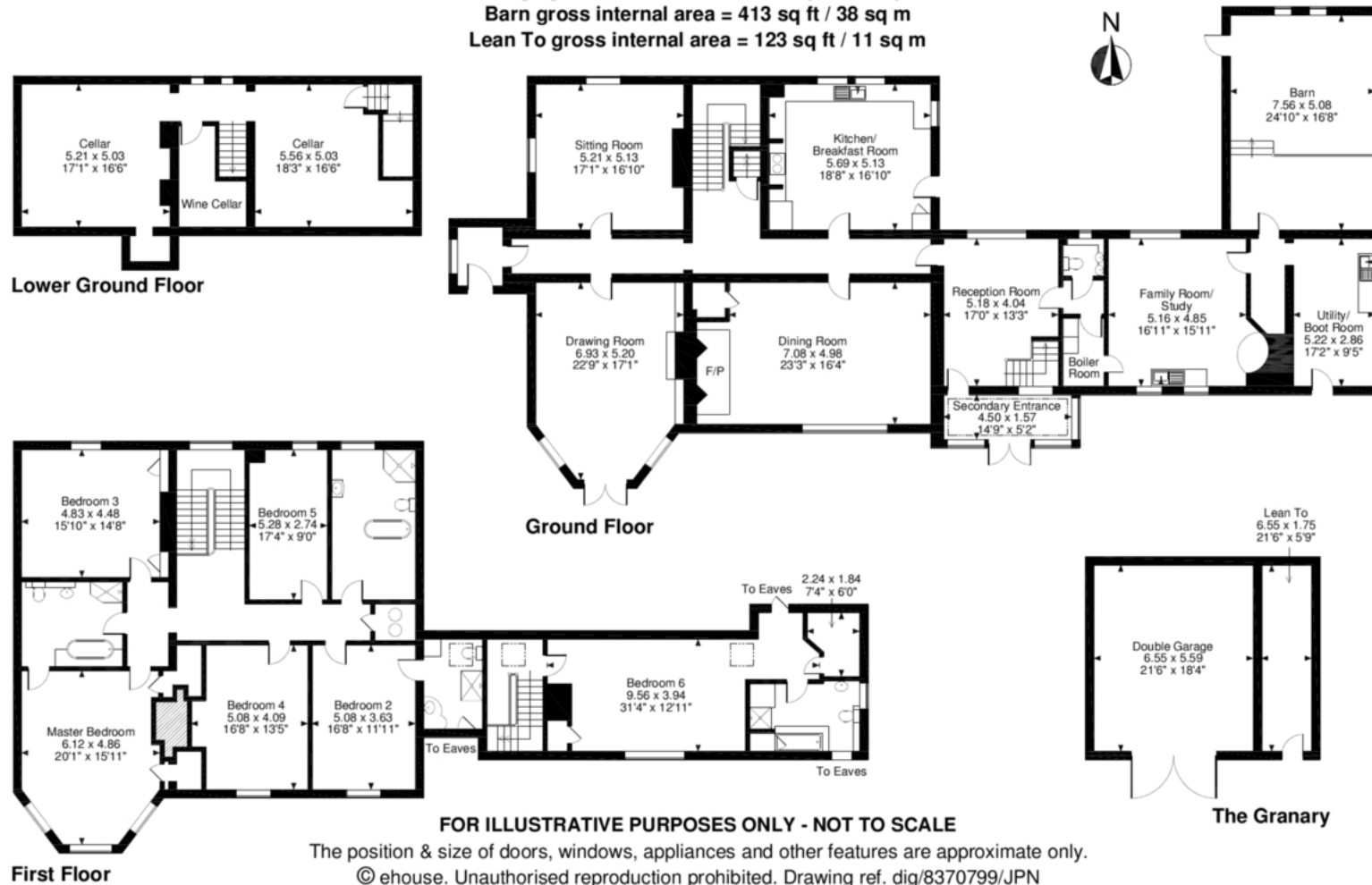
Viewing:

Strictly by appointment with Savills





Down Farm House, Hook
Main House gross internal area = 6,178 sq ft / 574 sq m
Garage gross internal area = 394 sq ft / 37 sq m
Barn gross internal area = 413 sq ft / 38 sq m
Lean To gross internal area = 123 sq ft / 11 sq m



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