



Impressive high specification home with farmland views

Polecat Farm, Tunworth, Basingstoke, Hampshire, RG25 2LA

Freehold

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2 Reception rooms & Games/Play/Gym Room • Family kitchen • Utility rooms • Principal bedroom suite • 4 Further bedrooms (2 en suite) • Double garage & annexe/studio • Gated driveway • South facing garden

Local information

Polecat Farm is located in the rural hamlet of Tunworth, surrounded by Hampshire countryside and farmland, providing many opportunities for walking and country pursuits.

The nearest village is Old Basing (about 1.5 miles) which has shops, public houses, doctors and dental surgeries. The charming village of Upton Grey (about 2.5 miles) has a general store, public house, village hall and church. Odiham (no more than 5 miles) has further amenities, including a Post Office, restaurants and hotel accommodation.

Basingstoke Town Centre (about 2 miles) provides more extensive shopping and recreational facilities including The Anvil and Haymarket Theatres, Vue & Odeon Cinemas.

Tunworth is ideally placed for commuters being within easy reach of the M3 & M4 Motorways and easy distance for Heathrow, Gatwick and Southampton Airports. Basingstoke train station is 7 minutes by car, with trains to London Waterloo (45-60 minutes) and Reading (10 minutes).

Educational needs are well served with excellent schools, Old Basing Infant School, St Mary's Junior School, Cliddesden Primary School, Long Sutton Primary School, Robert Mays in Odiham and Queen Mary's

College in Basingstoke.

Independent Schools Daneshill, St Neots, Sherfield School, Cheam, Lord Wandsworth College and Wellington College all within easy reach. In Winchester there is Peter Symonds Sixth Form College, St Swithuns School and Winchester College.

Basingstoke has excellent sports facilities with football, rugby, cricket, athletics, swimming, tennis & Health clubs. There are several golf courses nearby and a range of children's sports clubs.

About this property

Polecat Farm is a high specification family home built for the current owners in 2019 offering 4,600 sq ft of bright and versatile accommodation. This is a modern home with eco credentials and exceptionally energy efficient.

The impressive double height entrance hall with oak and glass staircase leads into the sitting room with exposed brick fire surround and wood burning stove. A fully fitted galley bar/library leads to the study. Two large sliding doors open directly onto the garden terrace.

The magnificent vaulted family kitchen is beautifully appointed and offers practical living and dining space, ideal for entertaining. Kitchen island with breakfast bar and leathared granite worktops throughout the kitchen and utility. Corner sliding



doors offering inside/outside space leading to a covered terrace seating area and garden beyond.

Adjacent to the kitchen is the fully fitted double utility, with cold store and cloakroom. From here direct access via linked covered walkway to the garage and annexe.

Also on the ground floor is a study, spacious bedroom with en suite shower room, ironing/boot room, internal comms room housing CCTV and a further cloakroom.

At lower ground level is a basement room, ideal for a gym or cinema/games/play room. Two further storerooms, one of which can provide for a wine cellar.

On the first floor there is a galleried landing leading to the principal bedroom suite comprising two dressing rooms, large en suite bathroom with double vanity unit, free standing bath, WC and separate walk in shower. The second dressing room provides a walk through to the adjacent bedroom.

There are three further bedrooms, (2 with en suite) and family bathroom, all fitted to a very high standard. The boarded loft space above the bedroom accommodation offers further storage and accessed via integral pull down loft ladder.

The property is approached via driveway with double security gates and intercom, built in post box and leading to large area for parking.

The double garage has an automatic door, security side

door and separate door to the annexe.

The annexe comprises double height entrance hall and cloakroom with stairs to studio room above. This very large space is suitable for home office, gym or secondary accommodation.

The property boasts large spacious formal lawns and extensive paved terrace areas surround the property, with outstanding views over the adjoining fields and countryside.

Services: Mains water, mains electricity. Private drainage with sewage treatment plant. Ground source heat pump, heat recovery/air recirculation system, solar panels, rainwater harvester and underfloor heating throughout.

Tenure

Freehold

Local Authority

Basingstoke and Deane

Viewing

Strictly by appointment with Savills





Polecat Farm, Tunworth, Basingstoke, Hampshire, RG25 2LA

Gross internal area (approx) 3561 sq ft / 330.8 sq m

Outbuildings 1070 sq ft / 99.4 sq m

Total 4631 sq ft / 430.2 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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