



**PERIOD FARMHOUSE WITH OUTBUILDINGS SET IN BEAUTIFUL GARDENS AND  
PADDOCKS OF ABOUT 10.57 ACRES**

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WAITS FARM  
GALLEY LANE, HEADLEY

savills







# PERIOD FARMHOUSE WITH OUTBUILDINGS SET IN BEAUTIFUL GARDENS AND PADDOCKS OF ABOUT 10.57 ACRES

**WAITS FARM**  
**GALLEY LANE, HEADLEY RG19 8LH**

Hall ♦ Drawing room ♦ Dining room ♦ Sitting room ♦ Kitchen/  
breakfast room ♦ Pantry/utility room ♦ Cloakroom ♦ Study ♦  
Master bedroom and en suite bathroom ♦ 4 further bedrooms  
♦ Family bathroom ♦ Detached potential cottage with shower  
room and kitchenette ♦ Stabling ♦ 2 stores (former stables  
♦ Tennis court ♦ Swimming pool ♦ Kitchen garden with  
greenhouse ♦ Stream ♦ Garden and paddocks of about  
10.574 acres (4.279 ha)

Kingsclere 1.4 miles, Thatcham 6 miles, Basingstoke 9 miles, Newbury  
5.5 miles, M3 J6 13 miles, M4 J12 12 miles, Basingstoke to Waterloo  
about 45 minutes, Theale to Paddington about 48 minutes (All times  
and mileages are approximate)

## **Situation**

Waits Farm is situated between the villages of Headley and Kingsclere.  
Kingsclere has good local shops and services, and the towns of  
Newbury, Basingstoke and Reading are all within easy driving distance  
and provide a comprehensive range of facilities.









There is a wide selection of schools in the area, both private and state, including Cheam, Elstree and Thorngrove prep schools, Bradfield College, Downe House and St Gabriels.

#### **Location**

Waits Farm is situated between the villages of Headley and Kingsclere. Kingsclere has good local shops and services, and the towns of Newbury, Basingstoke and Reading are all within easy driving distance and provide a comprehensive range of facilities. There is a wide selection of schools in the area, both private and state, including Cheam, Elstree and Thorngrove prep schools, Bradfield College, Downe House and St Gabriels.

#### **Description**

Waits Farm is a period farmhouse set in beautiful gardens and grounds with the Gailey Brook running through, and lying in a quiet rural position just over a mile from Kingsclere. The accommodation is of generous proportions and works well for entertaining with the entrance hall leading off to all the reception rooms, as well as the kitchen/breakfast room with Aga. There is a large landing which could also be used as a study area, large master bedroom suite and further bedrooms and family bathroom.

#### **Outside**

The beautiful gardens and grounds form a private valley and create a lovely setting for the house. The lawns are interspersed with mature mixed borders, shrubs and trees and slope away down to the brook where a bridge leads over to further pasture. To the north of the house is an orchard with chicken run and a well-established kitchen garden with greenhouse. In front of the potential cottage is a large terrace looking out over the enclosed swimming pool and the gardens and grounds.

The paddocks lie to the north and east of the property and are enclosed mainly by post and rail fencing.

A small mainly double bank trout stream flows through the land for about 600 yards.

#### **Outbuildings**

Waits Farm is approached from the lane via a 5 bar gate to a courtyard with stabling, stables/store (1 used as an office), and a potential cottage (subject to the usual planning permission) room with shower room and kitchenette.

#### **Directions**

From Newbury: Take the A339 signed to Basingstoke, and in the village of Headley turn left into Galley Lane. Continue to the T junction and the house is directly in front of you. Turn right and immediately left into the courtyard.

From Basingstoke: Take the A339 signed to Newbury, and at the roundabout after the Kingsclere by-pass take the 3rd exit into Union Lane. Continue for 1.4 miles and the house will be found on the right just before the junction with Galley Lane.





**Services**

Mains water, electricity. Private drainage. Oil fired central heating and Aga.

**Local Authority**

Basingstoke & Dean Borough Council 01256 844844

**Postcode**

RG19 8LH

**EPC**

Rating E

**Viewing**

By prior appointment through Savills Newbury office 01635 277700









## FLOORPLANS

Approximate Gross Internal Area

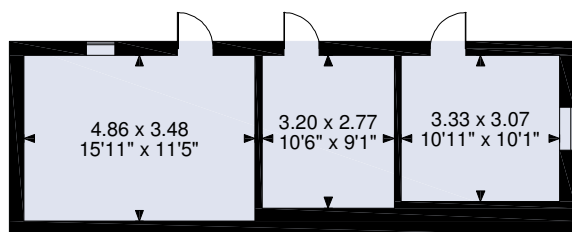
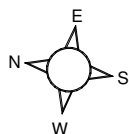
Main House = 3333 Sq Ft/310 Sq M

Outbuilding 1 = 398 Sq Ft/37 Sq M

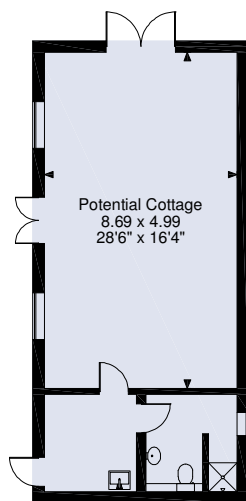
Potential Cottage = 610 Sq Ft/57 Sq M

Stables = 349 Sq Ft/32 Sq M

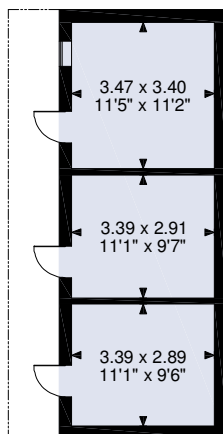
Total = 4,690 Sq Ft/436 Sq M



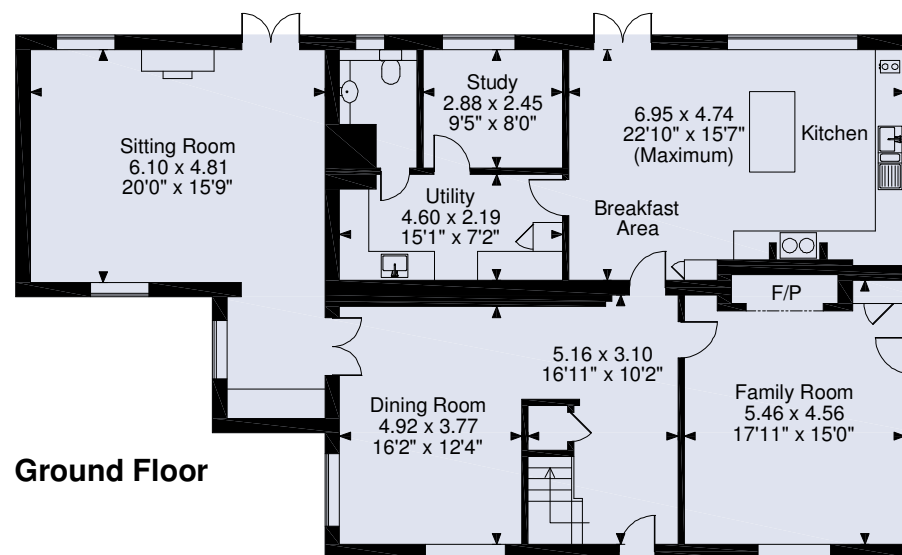
**Outbuilding 1**



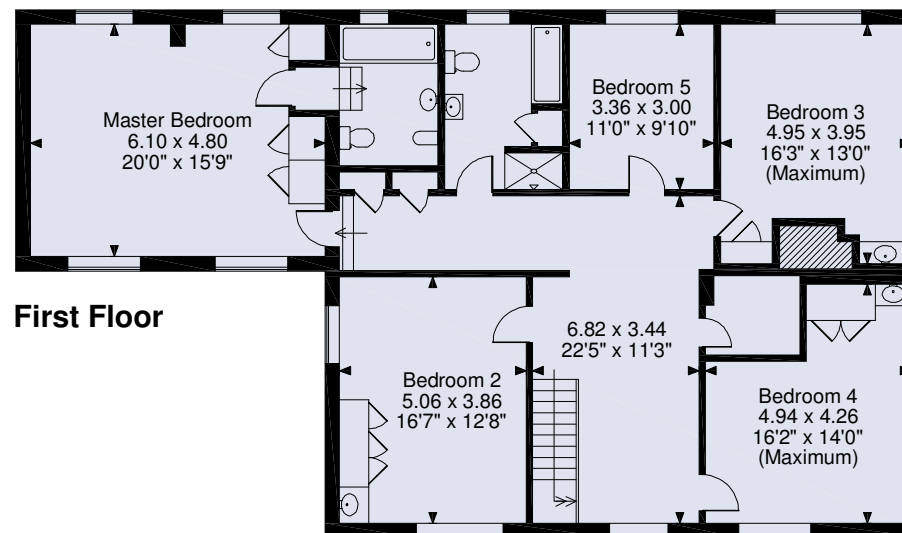
**Potential Cottage**



**Stables**



**Ground Floor**



**First Floor**

**Savills Newbury**

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