





## HOME FARM LODGE NEWBURY ROAD HEADLEY RG19 8LE

- Newbury town and mainline station 5 miles
- Basingstoke town and mainline station 13 miles
- M4 (J12) Theale and M3 Basingstoke 13 miles

Sitting room · dining room · kitchen/breakfast room · larder · rear porch · ground floor bedroom with en suite shower room · 2 further ground floor bedrooms and ground floor bathroom · first floor principal bedroom with en suite bathroom · fifth bedroom/box room · equestrian facilities including a smart yard of 10 stables, wash down box, hay store, tack room, feed room, manège · ample drive with plenty of parking · private garden · · planning permission to extend · in all approximately 36 acres · Energy Rating F

### SITUATION

Home Farm Lodge is an ideal property for the serious equestrian buyer, given its combination of stables, full-size outdoor manège and ample grazing land. The comfortable, recently refurbished house makes a good family home and there is a good-sized garden and plenty of parking for cars and 'boxes. The land includes Slade's Copse, and runs down to a stream with wooded borders, so there is plenty of amenity to the property as well as useful grazing land. The village of Headley, situated in north Hampshire close to the Hampshire/Berkshire border, has a community shop and post office and other local amenities. Newbury, with its fast train service to London (Paddington) and access to the A34, is about 5 miles to the north. Basingstoke, with fast train service to London (Waterloo) and access to the M3, is about 10 miles to the south east. Communications are therefore excellent, and with the Hampshire Downs close by the property is in a desirable location.

**AN IMMACULATELY PRESENTED EQUESTRIAN PROPERTY COMPRISING A NEWLY REFURBISHED HOUSE; RANGE OF 10 STABLES; 60M BY 20M ALL WEATHER MANÈGE; SET IN ABOUT 36 ACRES OF PASTURE AND WOODLAND ON THE EDGE OF THE VILLAGE OF HEADLEY.**





## DESCRIPTION

Access to the house and stable yard is along a tarmac drive off the A339. This leads via electrically operated wooden gates onto a gravel drive that runs round to the parking area at the back of the house. A brick path also leads from the drive to the front door. The house was extensively updated in the summer of 2009. The work comprised: a new kitchen, with Heritage range cooker (which also does central heating and hot water); new oak floors in many of the rooms; new doors; new bathroom and shower room on the ground floor. The result is a very comfortable house with a contemporary feel, providing 4 or 5 bedrooms, 3 bath or shower rooms and 2 or 3 reception rooms.

## STABLE YARD AND MANÈGE

The stable yard is approached along a long drive and forms 3 sides of a rectangle creating a smart and sheltered yard with a central area of grass. The stables are of timber construction and in all there are 10 loose boxes, a wash down box, a hay store, a tack room and feed store. There is lighting to all boxes, and yard lighting and water stand pipe outside. On the north side of the yard is the outdoor schooling arena, 60 metres by 20 metres, with post and rail fence around. It was constructed in the summer of 2008, and has a mixed waxed fibre and silica sand multi-purpose surface.

## LAND

The land runs south from the house, and then west. The majority is pasture, which is mainly level and divided into various paddocks and larger fields. There is also about 6 acres of mature woodland and borders. It runs down to a stream along the western boundary. The whole is an extremely attractive block and would be suitable for a variety of uses, including amenity; leisure; agriculture; horticulture and grazing (some activities might require planning permission).

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band E

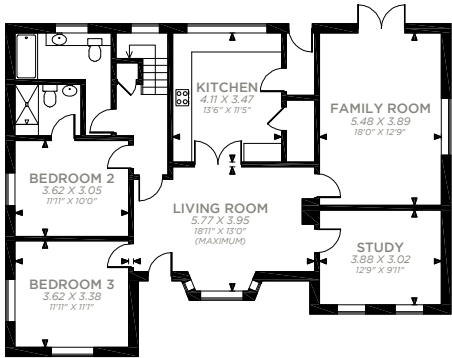
**Directions:** Please use post code RG19 8LE



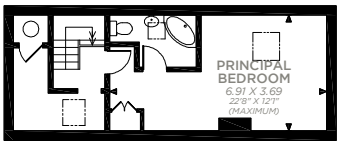


HOME FARM LODGE, NEWBURY ROAD, THATCHAM

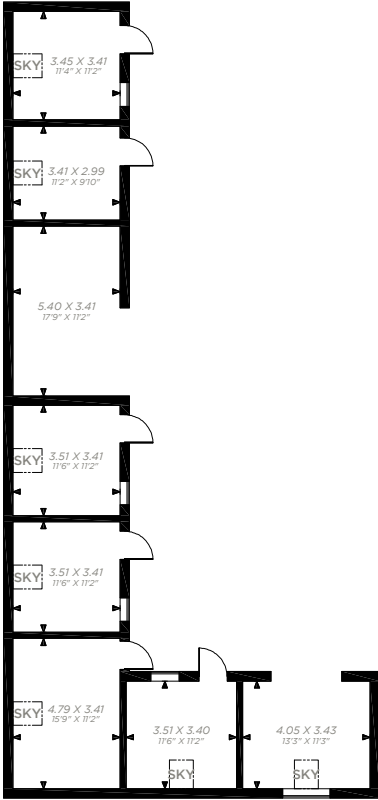
APPROXIMATE GROSS INTERNAL AREA  
MAIN HOUSE = 1,641 SQ FT / 152 SQ M  
OUTBUILDING = 2,114 SQ FT / 196 SQ M  
TOTAL = 3,755 SQ FT / 348 SQ M



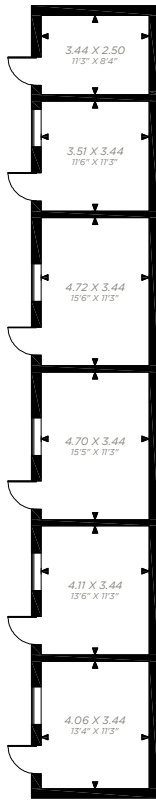
GROUND FLOOR



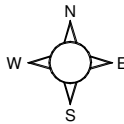
FIRST FLOOR



STABLE BLOCKS 1



STABLE BLOCKS 2



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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