



OWLS ROOST, WOLVERTON, RG26 5RT

- Newbury town and mainline station 10 miles
- Basingstoke town and mainline station 9 miles
- M4 (J12) 13 miles
- M3 (J6) 9 miles

Entrance hall · sitting room · study · shower room · utility room · fabulous kitchen/breakfast room · dining room · principal bedroom · 2 further bedrooms · family bathroom · triple bay garage, log store and boarded loft area potentially suitable for conversion · extensive terraced gardens of two thirds of an acre.

SITUATION

Owls Roost is situated in the small and pretty hamlet of Wolverton, mid-way between Newbury and Basingstoke. The village of Kingsclere is approximately 1 mile to the north-west and has a good selection of local shopping facilities including a post office, mini market, butchers, restaurants, a primary school and a doctor's surgery. Newbury and Basingstoke provide more extensive facilities and state and independent schooling nearby is well regarded including the highly renowned Cheam School which is within 3 miles. Road links are within easy reach of the M3 (J6), M4 (J12) and the A34. Commuting by train can be from Basingstoke or Overton stations to Waterloo, or Newbury to Paddington. The countryside surrounding the property is well known as being exceptionally pretty and has many footpaths and bridleways to explore.

DESCRIPTION

Owls Roost is a beautiful detached grade two listed house originally built in the 17th Century and further extended in the 20th Century. The current owners had meticulously refurbished the property to a very high standard to create a lovely family home. The property boasts many period features to include the exposed timber frame on the outside as well as exposed brickwork and beams on the inside. The accommodation briefly comprises an entrance hall, lovely sitting room with oak flooring, bi-fold doors to the garden and a feature brick fireplace with wood burning stove.

A BEAUTIFULLY PRESENTED GRADE TWO LISTED HOUSE DATING BACK TO THE 17TH CENTURY IN A VERY CONVENIENT LOCATION AND SITTING CENTRALLY WITHIN ITS PLOT OF APPROXIMATELY TWO THIRDS OF AN ACRE.



There is a very useful study with good storage as well as giving access to the luxury ground floor shower room and utility room. At the heart of the house there is the most impressive kitchen breakfast room with a vaulted ceiling and featuring a range of bespoke eye and base level units complemented by a granite worktop and large island unit. At the other end of the kitchen is a very characterful dining area complete with excellent concealed storage cupboards. On the 1st floor there is a principal bedroom with a bank of fitted wardrobes and exposed brickwork and timbers. There are 2 further bedrooms and a lovely family bathroom.

OUTSIDE

The property is approached via double gates onto a part gravel drive part block pave drive with plenty of parking. To the right hand side of the drive there is an excellent triple bay garage and log store. The house sits centrally within its plot and has expensive patio areas close to the house. The majority of the garden is laid to lawn with a number of different terraces. The garden in total measures two thirds of an acre.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and gas, septic tank drainage

Local Authority: Basingstoke & Deane Borough Council

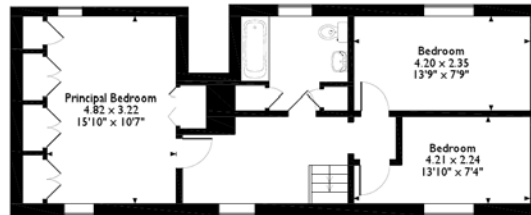
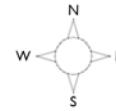
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010.

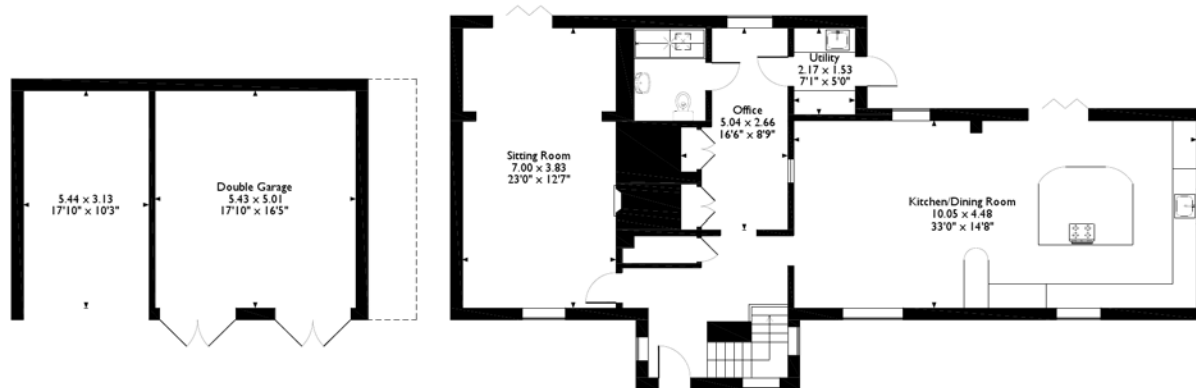
Directions: Please use Post Code RG26 5RT



Owls Roost, Wolverton, Tadley, Hampshire
 Approximate Gross Internal Area
 Main House = 170 Sq M/1840 Sq Ft
 Garage = 45 Sq M/484 Sq Ft
 Total = 215 Sq M/2324 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.