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Church Farm

Lasham, Alton, Hampshire, GU34 5SG

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A superb detached 5 bedroom barn conversion with approaching 2.2 acres of grounds, a one bedroom annexe, stable block and garage situated in the much sought after village of Lasham.



Mileages (approximate)

Alton - 3.4 miles

Basingstoke - 6.6 Miles

Summary of Accommodation

Entrance Hall
Sitting Room
Dining Room
Family Room
Kitchen/Breakfast Room
Conservatory
Utility
Cloakroom
5 Bedrooms
3 Bathrooms
1 Bedroom Annexe
Stables and Garage

Description

The property enjoys well presented and versatile, light and spacious accommodation with good ceiling heights throughout, superb galleried dining room with vaulted ceiling and a bright conservatory which doubles as an office.

There is a cosy family room with fireplace, triple aspect sitting room also with fireplace and a large contemporary kitchen/breakfast room, utility and cloakroom on the ground floor.



On the first floor, on varying, levels are 5 good sized bedrooms and 3 bath/shower rooms, two of which are en suites.

The annexe is connected by a covered walkway and arranged as bedroom, kitchen and shower room and is ideal for those looking to accommodate a home/office lifestyle or ancillary accommodation.

Outside

The grounds are private and include a fenced paddock, four stables and garage approached by private gates and landscaped gravel driveway. In addition, there is a heated outdoor pool.

Situation

The house is nestled within this much sought-after historic village with its pub, church, village pond and well-known gliding centre.

The village is away from through traffic routes, yet being only some 3.4 miles from Alton and 6.6 miles from Basingstoke it is the ideal for commuters with train services to London Waterloo and a journey time of approx. 1 hour and 7 mins.

Odiham, Alton and Basingstoke all offer an extensive range of shops, restaurants, pubs and leisure facilities.

Services: Mains electricity and water. Private drainage and oil-fired central heating.

Local Authority: East Hampshire District Council
Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company. Tel; 02392 633026
Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

Directions:

From Alton take the B3349 Basingstoke Road for approximately 2 miles. Turn right signposted to Lashay and after a short distance turn right again just before the pub. After a short distance there is a driveway on the left and the house is at the end on the right-hand side.



Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2019. Interior photos 2017

MAIN HOUSE APPROX GROSS INTERNAL FLOOR AREA 2712 SQ FT 251.9 SQ METRES
 GARAGE APPROX GROSS INTERNAL FLOOR AREA 212 SQ FT 19.6 METRES
 ANNEXE APPROX GROSS INTERNAL FLOOR AREA 292 SQ FT 27.1 SQ METRES
 STABLES APPROX GROSS INTERNAL FLOOR AREA 724 SQ FT 67.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is entirely for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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