

Oakfield Farm Winchfield, Hampshire



Oakfield Farm, Taplins Farm Lane, Winchfield, Hampshire, RG27 8SH

The Property

Oakfield Farm is a modern four bedroom farm house built in in 2001. Set in the rural surroundings of the now longer active farm, the property benefits from an outlook over adjoining fields and a plot of just over half an acre.

Ground Floor

From the front door there is an inner hallway with access to the main reception rooms. To the right is the dual aspect living room with log burner.

To the left is the kitchen, which benefits from a full range of modern appliances, shaker style cabinets and stone worksurfaces.

Beyond there are double doors out to a garden room/conservatory which has further doors to the garden, a small log burning stove and wonderful views over adjoining paddocks and beyond.

There is also a generous utility/boot room with door to the garden and a good sized study with view over the fields.

First Floor

The first floor offers four bedrooms and two bathrooms.

Bedroom one is dual aspect with modern en-suite shower room.

Bedroom two is a double room and offers a juliet balcony overlooking the garden.

Bedroom three is also a double room and is front aspect looking out over the paddocks opposite.

Bedroom four is a single room, currently used as a dressing room.

There is also a family bathroom on the first floor.

When originally built, considerations were made to enable an economic future loft conversion with floor joists, plumbing and electrical provisions if required.

Outside

The property is accessed across a shared access driveway (access to nearby private stable, the old farm buildings and a nearby solar energy farm).

Outside the property there is generous parking for a number of vehicles.

The main garden is off the side of the property with a large patio area, lawn and attractive summer house. There is also a further area of garden behind the summer house. In total the plot measures just over half an acre.

Location

The rural village of Winchfield offers two local pubs, a mainline trainstation to London Waterloo, a Grade I listed church and close proximity to both Hook and Hartley Wintney Village High Street.

This property is a short walk to the Barley Mow pub and to the Basingstoke Canal tow path.

Nearby Hartley Wintney offers a good range of shops for day to day needs and further boutique shopping for independent outlets. There is a good number of eateries and public houses both in the village and nearby. Larger supermarkets can be found in both Hook and Elvetham Heath in Fleet, around five minutes away by car.

Larger regional centres are Basingstoke (11 miles) and Reading (13 miles).

Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11).











































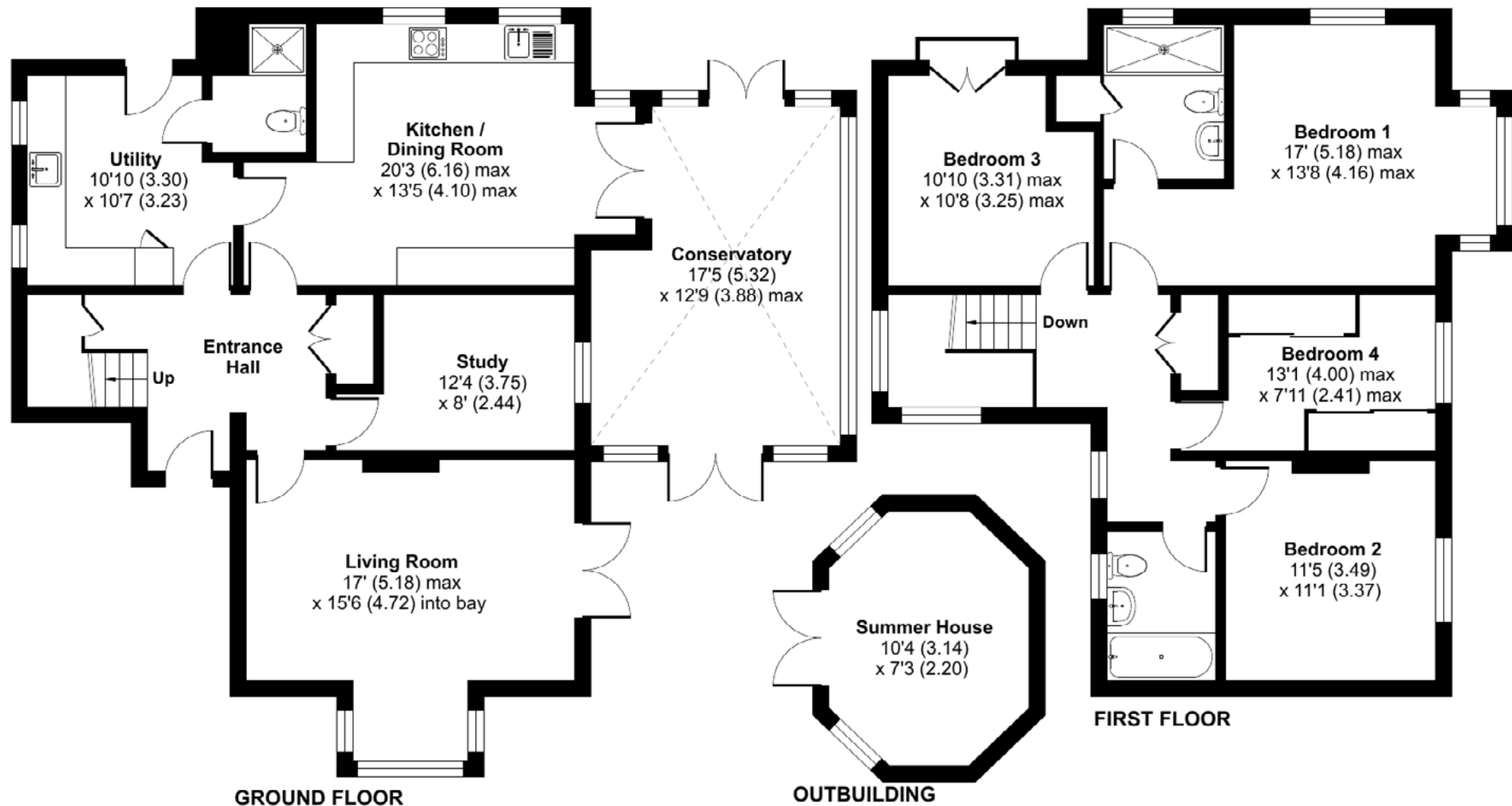
Taplins Farm Lane, Winchfield, Hook, RG27

Approximate Area = 1832 sq ft / 170.1 sq m

Outbuilding = 117 sq ft / 10.8 sq m

Total = 1949 sq ft / 180.9 sq m

For identification only - Not to scale



Places of interest

Nearby Hartley Wintney's high street's village amenities include a range of shops, cafe's and restaurants, not to mention the golf course and cricket green.

The Barley Mow Pub is less than a 5 minute walk from the property.

Nearby Winchfield Station is the nearest mainline train station, just 55 minutes to London Waterloo.

Nearby larger shopping experiences can be found in Basingstoke and Reading, with London less than 40 miles away also.



Barley Mow Pub, Winchfield



Hartley Wintney High Street



Hartley Wintney Golf Course



Basingstoke Canal Towpath, Winchfield



Winchfield Train Station

Consumer Protection Regulations

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They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
Electric – Mains
Gas - LPG Tank;
Sewage – Private - Septic Tank
Heating – LPG Gas

Materials used in construction - Brick, Timber Framed, Tiled roofs
How does broadband enter the property - BT line present
EPC - E (54)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG27 8SH. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 842100

Local Authority
Council Tax Band: F - £3133.94 2024/25
Hart Council

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