



ELDERFIELD HOUSE

HERRIARD • HAMPSHIRE



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A flexible family house with well-proportioned reception rooms situated in a rural location close to good communications

Basingstoke 5 miles • Odiham 6 miles

Alton 7 miles • Winchester 19 miles

Mainline stations at Alton & Basingstoke J5 of M3 7 miles

Reception Hall • Cloakroom

Drawing Room • Dining Room

Sitting Room • Family Room

Study • Kitchen/Breakfast Room with Aga

Conservatory • Domestic Stores and Cellar

6 Bedrooms • 2 en-suite Bathrooms

Dressing Room • Family Bathroom

Separate 2 Bedroom Cottage

3 Stables with tack room • Tennis Court

Well Stocked Garden and Paddocks in all 3.93 acres (1.59 ha)



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The Location

Herriard is a strong village community spread out over a series of country lanes and bisected by the A339 proving amazing links to Alton or Basingstoke. Herriard Green is at the heart of the village which was a village led project providing a sports pavilion, cricket and football pitches, two tennis courts, a meadow and children's play area. It is also home to the Little Crickets nursery school. The Herriard Estate owns much of the surrounding countryside, woodland and farmland which has remained unspoilt over many generations. The award winning Tunworth cheese was also founded in the village by two enterprising local families.

Secluded and rural the village may be but remarkably accessible to other regional centres once you understand the network of local lanes. Alton lies to the south east and the M3 lies to the north at Odiham or Basingstoke. Hampshire is well catered for with top performing state and independent schools all within the region.

There are many footpaths and bridleways in the area which provide a varied network of walks or rides.

The Property

Originally built as a vicarage Elderfield House dates from 1870 with later additions. The Victorian heritage provides a wonderful family house which has well-proportioned rooms with generous ceiling heights and large windows for a light interior and lovely outlook over the garden and paddocks beyond.

The accommodation is flexible having four bedrooms off the main landing and two good rear bedrooms as overflow accommodation with a rear staircase for ease of access to the kitchen and family rooms. On the ground floor it is a practical family house where the more formal rooms are appropriately accessed via the galleried entrance hall and the family rooms and large kitchen breakfast room are to





the rear. Indoor cricket has been played in the passages in years gone by; teenage parties in the cellar yet ponies happily graze within sight of the kitchen in the paddocks. It is a house which adapts to the various generational requirements of a good family house.

Since 2003 the current owners have replaced the original sash windows with gothic style double glazed casement windows, an updated heating system which is zoned for ease of management and extensive external repointing and re-facing of brickwork.



The Cottage

A separate two bedroom cottage formed out of an old coach house is sited discreetly in the northern corner which has been used for staff in the past or can be let providing a useful additional income.

Vendor's Comment

"This is the consummate family house which we have thoroughly enjoyed. It's great for children of all ages, even teenagers as there is easy access to the bus lines into Basingstoke or Alton. The lawn has hosted many games of all sorts; ponies graze in the paddocks and are ridden in the grass school or hacked out; the Herriard Green opposite hosts tennis and has cricket and football pitches and a climbing frame area. It is also the best house for entertainment having hosted many parties."

Outside

The sweeping drive provides a handsome approach to the house with a turning circle. The large and well stocked garden is laid mainly to the rear and side of the house with some lovely old trees including oak, beech and lime. There are masses of spring bulbs, a tulip wheel garden, cutting and herbaceous beds and a vegetable area which provide colour through the seasons and a reason to be outdoors. It is a lovely garden for children to roam freely with expanses of lawn and an old tennis court in need of resurfacing. The stables, which are conveniently positioned by the three small paddocks, have their own vehicular access off Bagmore Lane with electric security gates.

Services

Mains water, electricity, LPG gas tanks (House and cottage) and private drainage.

Local Authority

Basingstoke and Deane Borough Council 01256 844844.

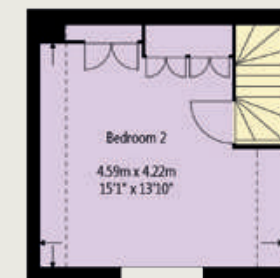
Directions (RG25 2PY)

Leave Alton on the A339. After about six miles you will come to Herriard keep going past the Southrope turning and the Fur & Feather pub sign. Turn left at the crossroads (soon after marked Ellisfield) into Bagmore Lane the entrance is the first on your left.

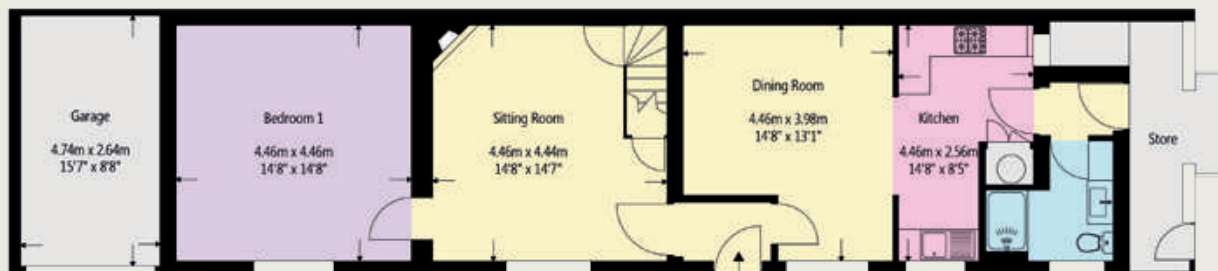
From Basingstoke leave on the A339 (Alton) and follow until you come into Herriard. Pass the church on your left, continue until you reach Bagmore Lane (right), continue as above.

Viewing

By appointment through the joint agents.



THE COTTAGE -
FIRST FLOOR



THE COTTAGE - GROUND FLOOR

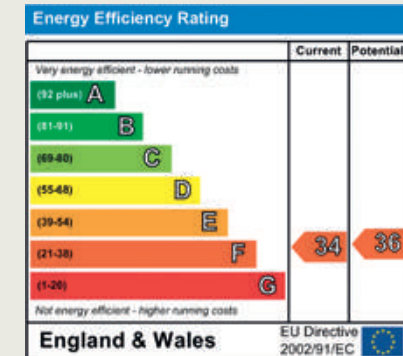
Elderfield House

Approximate Gross Internal Area
 House = 5,922 Sq Ft / 550.12 Sq M
 Cottage = 1,316 Sq Ft / 122.21 Sq M

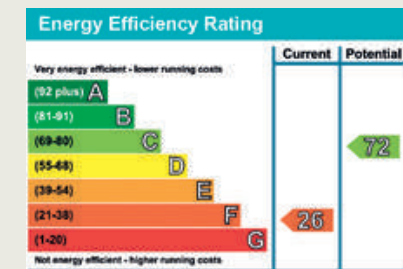
This plan is for illustrative purposes only and is not to scale. Measured and drawn in accordance with RICS guidelines. The size and placement of windows, doors and other features are approximate only



ELDERFIELD HOUSE



ELDERFIELD COTTAGE



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