



Tunworth Hampshire RG25 2NB

Winkworth



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Accommodation

Main House

Drawing room
Sitting room
Kitchen
Dining room
Boot/cloakroom
Two bedrooms
Dressing room
Two bath/shower rooms

Ancillary Buildings

Two annexes
Home office
Utility/washroom
Stabling
Workshop/tack room
Garage

Description

This classic English country home is full to the brim with character and charm and has been clearly loved and respected by the sellers, who have undertaken substantial improvements during their ownership.

The house is Grade II listed and dates from the 18th Century with grounds of one and a quarter acres including a paddock with stables. Surrounded by Hampshire countryside, the hamlet location is peaceful and tranquil and has excellent communication links to London via the M3 motorway and mainline rail services to Waterloo from Basingstoke of around 45 minutes.

The accommodation comprises the main house complemented by a self-contained annexe and ancillary buildings, which offer flexibility and plenty of opportunities for home working and hobby pursuits.

The property is approached through

electric wooden gates leading to a gravel driveway and turning area.

The Cottage was re-thatched in 2024 and displays exposed brickwork and timber framing with leaded light windows.

The formal front door is to the front under a thatched canopy porch. Off to the right is the drawing room, which has a deep inglenook fireplace and a bay window.

The kitchen looks to be a sociable space and has been fitted in a country theme with shaker style units with wooden worksurfaces and an inset 1½ bowl ceramic sink unit. There is a central island with a marble worktop and further storage space underneath and an electric Aga is set back into one of the original fireplaces.



There is open access through into the dining room, which offers pleasant views over the gardens, and has fitted storage and displays cabinets, stone flooring and a stable door to the outside. There is a sitting room off the kitchen and this has a triple aspect with french doors to an outside terrace and a second staircase to the first floor.

Completing the ground floor (hidden behind a bookcase door) is a long boot room with a wc at the far end.

The first floor has two bedrooms with the main suite having a dressing room and a luxurious bathroom with a roll top slipper bath and Edwardian style sanitary ware. The dressing area and bedroom have deep fitted wardrobes.

The second bedroom is a good size double and benefits from a 'Jack & Jill' style shower room.

The Lodge is the self-contained two storey annexe and this has an appealing living/dining room with fitted shelving and display units and tri-folding doors framing far reaching views out over the countryside beyond. To the side is a contemporary style kitchen with built-in appliances and access through into an impressive shower room with a walk-in cubicle that has dual function showers.

A spiral staircase leads up to a large first floor bedroom with storage cupboards and recesses. At the head of the stairs is a deep window that offers a lovely view back over the main house and gardens.



Ancillary Buildings

Across from the Cottage is a **second annexe**, which has a large bedroom with a vaulted ceiling and french doors to a private terrace. It has its own en-suite bathroom with a screen and shower over the bath.

There is a separate **office** (ideal for home working) and next door is a large **utility/washroom** with a commercial stainless steel sink.

The paddock is around 0.8 acres and can be accessed directly from the lane or through the driveway and has two **stables** with a storm porch and a **workshop/tack room** – all have power.

There is also a timber built **garage** with power and an open front.

Gardens

Adjoining the Cottage is a reclaimed York stone terrace for relaxing and entertaining, leading to a formal parterre garden with obelisks, rose beds and a decorative pond with miniature lion fountains.

A gravel courtyard has herbaceous and floral planting and a very pretty rose arbour.

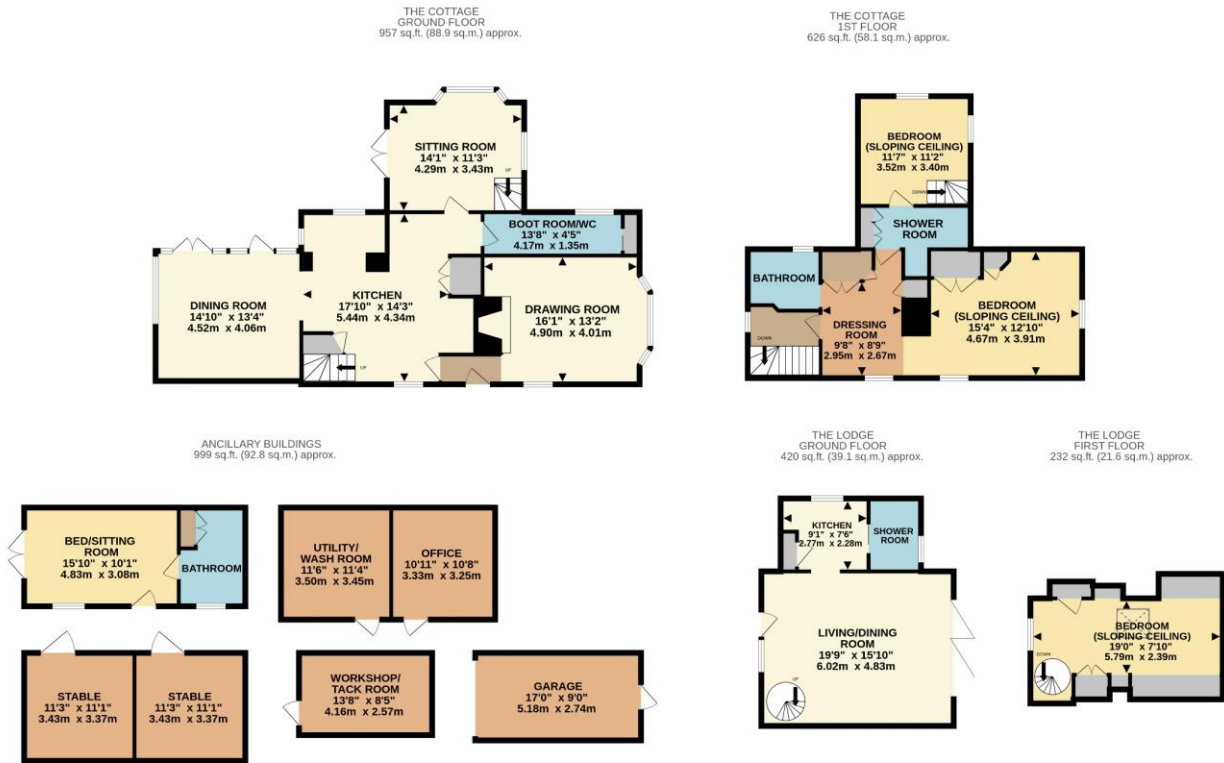
A high arch through a laurel hedge leads through into a large lawned area, overlooking the paddock.

Services: Mains water and electricity. Private drainage. Oil fired heating – boiler dates from 2024.



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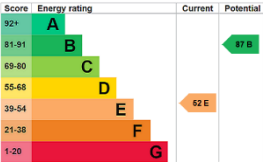
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TOTAL FLOOR AREA : 3234 sq.ft. (300.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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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Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

winkworth.co.uk/Basingstoke

Winkworth

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