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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



Lea Farm

Plough Lane, Hazeley Lea, Hartley Wintney, RG27 8ND

Offers in Excess of £2,500,000

For Sale by Private Treaty







**Lea Farm  
Hazeley Lea  
Hartley Wintney  
RG27 8ND**

Basingstoke 10 miles | Reading 11 miles | London 50 miles

**A traditional farmhouse with a number of  
outbuildings and over 70 acres of land**

Hall | Reception Room | Dining Room | Kitchen | Utility

Master Bedroom | 3 Further Bedrooms | 2 Bathrooms

72 Acres | 7 Stables | Garage | Workshop | 2 Straw Barns

Serviced Rural Office Space | Single Bank River Fishing | 0.5 Acre Pond

For sale as a whole or in three lots by Private Treaty



12 Wote Street, Basingstoke, Hampshire RG21 7NW





## Lea Farm House

Lea Farm House is a Grade II listed, detached dwelling in need of modernisation.

In brief the main features include:

- Extending to 2,000 sq ft
- 4 well sized Bedrooms and 2 Bathrooms
- Spacious Reception room with Fireplace
- Kitchen with 2 oven AGA and Electric cooker
- Dining room



## Lea Farm Barn

Lea Farm Barn is a modern building in the style of a traditional timber barn.

- Extends to 4,300 sq ft including 3000 sq ft of office space
- Fully serviced with utilities
- Permission for Use as Commercial Offices (B1)
- Triple Aspect rooms featuring large glass gables
- 2 Kitchens
- 2 Shower rooms
- Secure Storeroom/Workshop
- Double Car Port



## Location

Lea Farm is situated in the heart of the rural landscape, yet major centres are only a short distance away. The M3 and M4 motorways offer access to Heathrow and London whilst the local station at Winchfield sits on the line which links Basingstoke and Waterloo.

A number of prestigious prep schools in the area include Daneshill, Cheam, Elstree, and St Neots.

Secondary schools such as Downe House, St Swithuns, Bradfield College, Lord Wandsworth College, Pangbourne and Wellington are all within a short distance.





## Farmland

Approximately 72 acres (29 ha) in total with around 65 acres (27 ha) of grassland.

## River Bank

Around 900m of single bank fishing on the River Hart, with wild populations of Brown Trout, Chub, Roach, Perch and Pike.

## Pond

0.5 acre pond set within trees previously stocked with a number of Common, Mirror and Grass Carp.

## Copse

1.33 acres of established mixed woodland.



## BPS Entitlements

BPS entitlements are not included in the sale.

## Tenure

Lea Farm House – Vacant possession on completion

Lea Farm Barn – Commercial Tenant - present lease until 28<sup>th</sup> February 2023. Rent at £30,000 pa. Tenant interested in continuing occupation. Terms to be agreed.

Land – Farm Business Tenancy until 30<sup>th</sup> April 2023. Rent at £8,133 pa

## Restrictions, Rights of Way and Easements

There are no public rights of way or easements across the land.

There is a right of access to a pump house on the land, in the benefit of the neighbouring landowner.



**Outbuildings**

- Workshop and Garage
- 7 stables
- 20ft x 60ft Dutch barn
- 40ft x 80ft Straw barn (not within Main Yard)

**Services**

- Mains Electric
- Electric Main Gate
- Package treatment plant
- Mains Water

**Method of Sale**

The property is for sale as a whole or in three lots by Private Treaty.

Lot No.	Description
1	House and Main Yard with 22.6 acres of paddocks
2	29.6 acres of pasture land
3	19.9 acres of pasture land with straw barn

**Energy Performance Certificate**

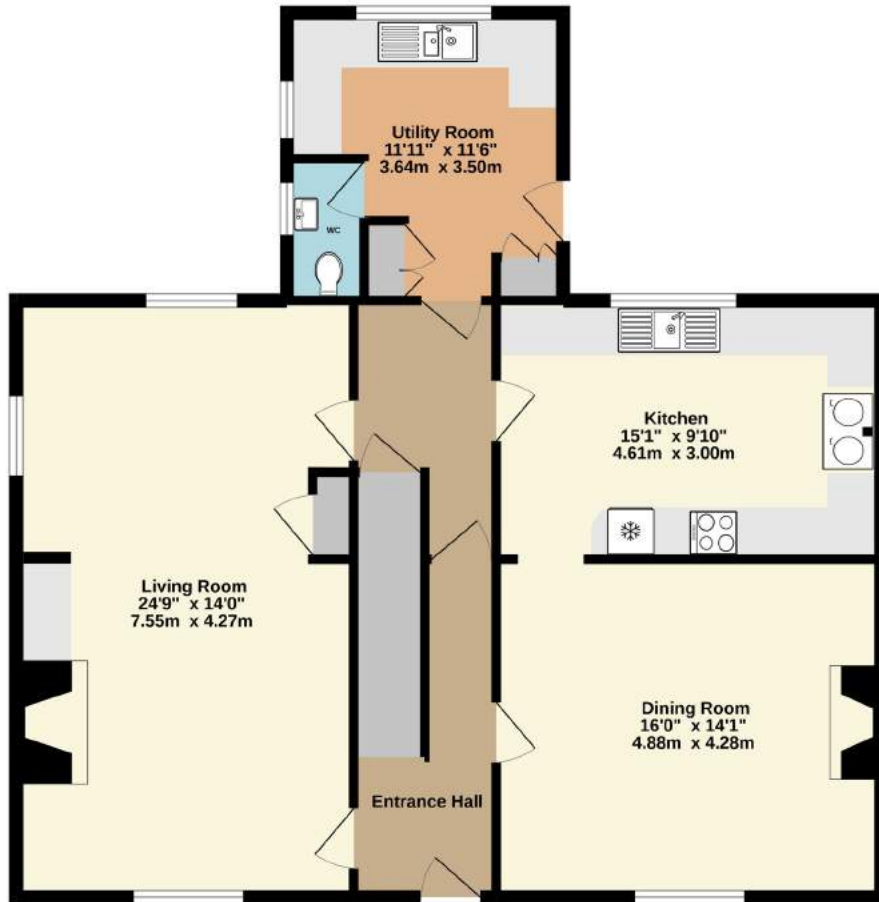
Lea Farm House – EPC E42

Lea Farm Barn – CEPC E111

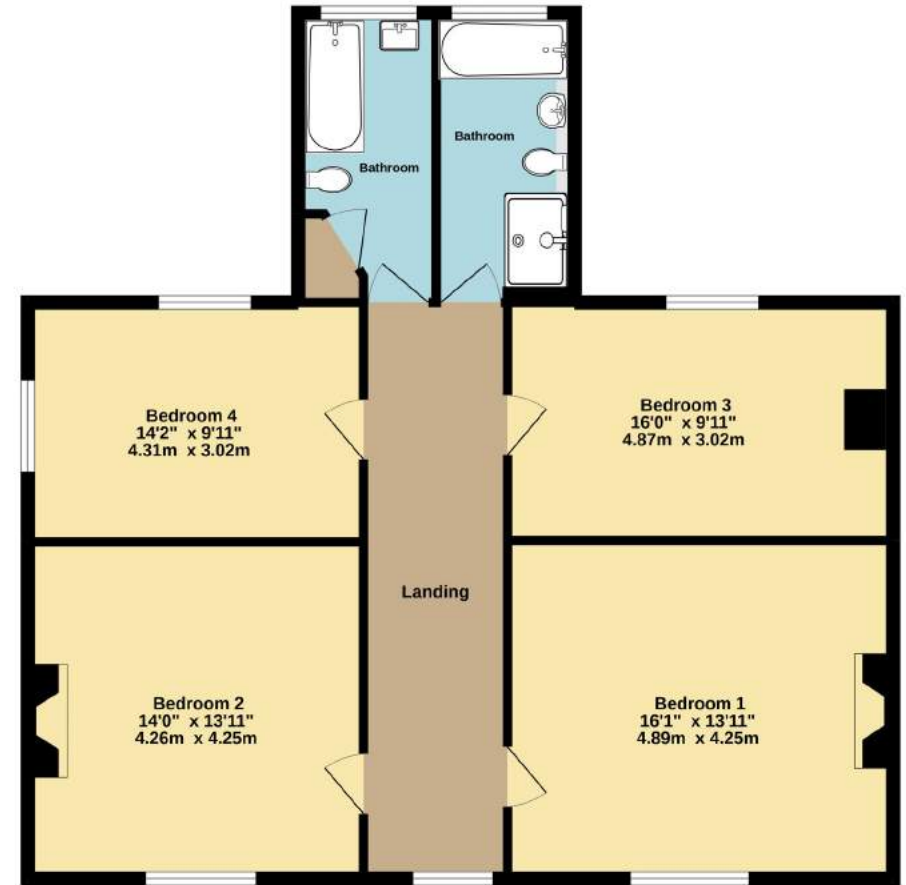


## Lea Farm House

GROUND FLOOR  
1004 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 1982 sq.ft (184.1 sq.m.) approx.

Made with Metroplex ©2022



Lea Farm Barn

GROUND FLOOR  
2340 sq.ft. (217.4 sq.m.) approx.



1ST FLOOR  
1928 sq.ft. (179.1 sq.m.) approx.



TOTAL FLOOR AREA : 4269 sq.ft. (396.6 sq.m.) approx.  
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## SIMMONS & SONS

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### Lea Farm Fields

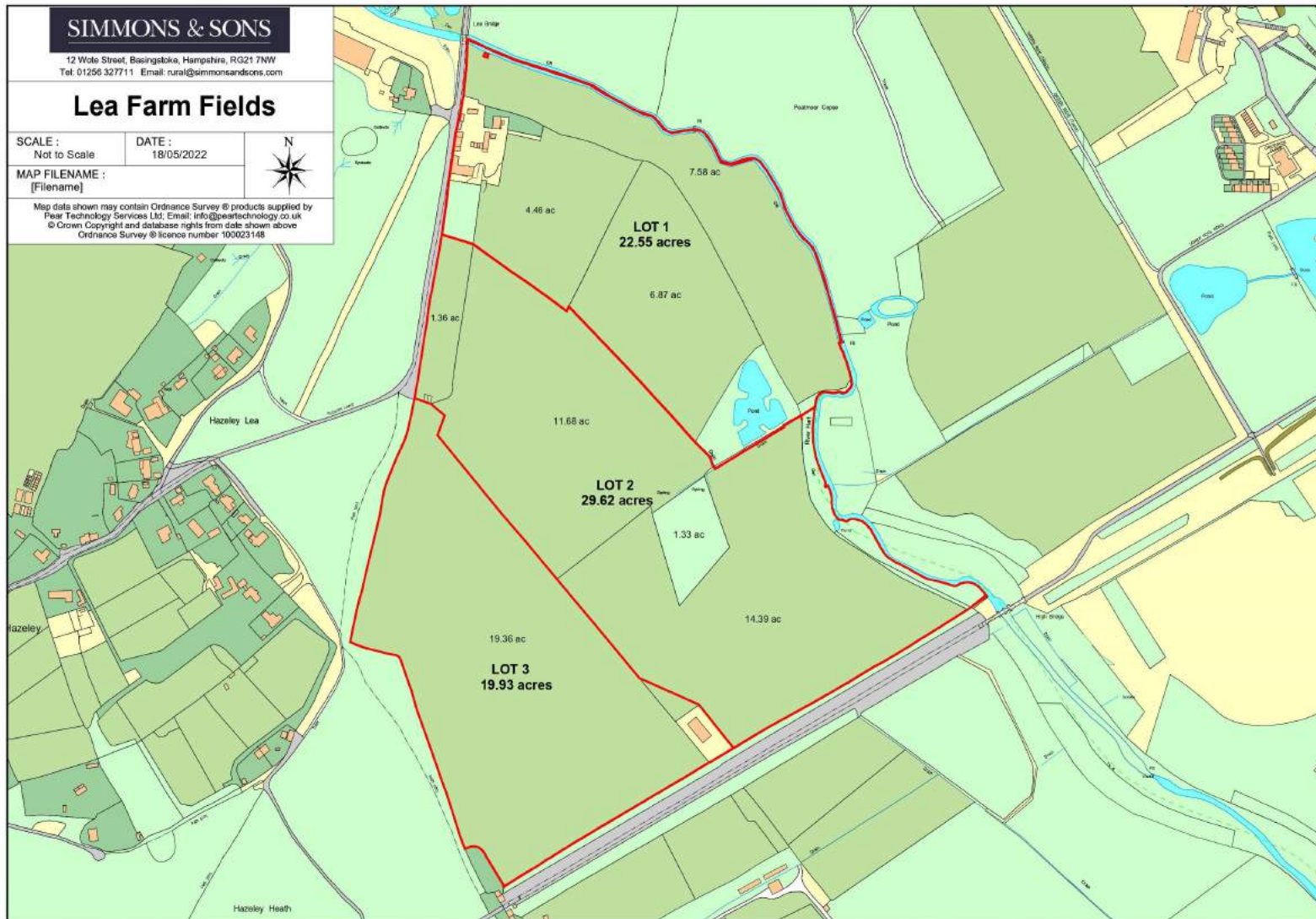
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### Postcode

The postcode is **RG27 8ND**

### What3Words to entrance:

blink.contacts.adopting

### Date of Particulars - May 2022

### VIEWINGS - Strictly by appointment with:

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Hampshire

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