To the manor reborn
ACCOMMODATION SUMMARY:

Ground Floor
- Entrance hall
- Reception hall
- Drawing room
- Library
- Dining room
- Kitchen/breakfast room
- TV/family room
- Storage room
- 2 WCs
- Utility
- Games room/gym
- Swimming pool room
- Changing room
- Cellar

First Floor
- Master bedroom suite with shower room and bathroom/dressing room
- 4 further bedrooms
- 4 further bathrooms
- Laundry room
- Self contained one bedroom annexe

Second Floor
- 2 further bedroom suites
- Extensive loft space

OUTSIDE

Barn Cottage
- Sitting room
- Kitchen
- 3 bedrooms
- Bathroom
- Garden
- Self contained garage

The Lodge
- Sitting room
- Kitchen
- 3 bedrooms
- Bathroom
- Garden

Thatched Cottage
- Sitting room
- Kitchen
- 2 bedrooms
- 2 bathrooms
- Garden
- Separate garage

- Extensive outbuildings
- Barn
- Stables
- Garaging
- Formal gardens
- Greenhouses
- Mature woodland
- Pasture
- Wildlife pond
- Tennis court

In all about 52 acres

Overton 4.5 miles • Basingstoke station: 5.2 miles (London Waterloo from 45 minutes) • Winchester: 16.8 miles
M3 (Junction 7) 3.5 miles • Central London: 54.5 miles
(Distances and times are all in approximate)
SITUATION

Oakley Manor is located in the village of Church Oakley in north Hampshire and is surrounded by rolling countryside. Local facilities include a village shop and post office in Oakley, with more village shopping in Overton 3.5 miles to the west, or the extensive shopping facilities of Basingstoke 5 miles to the east.

There are excellent connections to London and other cities, with regular train services to London Waterloo in 45 minutes from Basingstoke or 55 minutes from Overton. Access to the M3 (jct 7) is 3.5 miles away with London approximately 55 miles away.

Schools in the area are excellent with Cheam, Farleigh, Epsom, Harris Hill, St Swithuns, Winchester, Charterhouse, Marlborough and Bradfield, all easily accessible. Pilgrims and Wellington are schools within 40 minutes.

Local golf courses include Sandford Springs and Test Valley, racing at Newbury and Ascot and excellent fishing on the River Test nearby.

Oakley Manor is a very attractive Georgian country house with exceptional accommodation and recently refurbished. The latest technology has been employed to make the house run as efficiently as possible including wood-chip boiler, bore hole, lutron lighting, sonos audio, zoned heating, alarm system and surveillance cameras and an intercom system, while using traditional and sympathetic fixtures and fittings throughout.

The house has extensive and far reaching views, predominantly to the south over its own land and gardens. The Manor has a Georgian facade, though parts of the house pre-date this. There are large sash windows under a tile roof throughout, with the main facade supporting a mature wisteria. The accommodation is well proportioned and laid out for family living and entertaining due to the proportions of the rooms, the majority of which overlook the beautifully landscaped gardens. The house has a sweeping gravel drive to the front, as well as a rear yard, three cottages, hard tennis court, grass tennis court area, indoor swimming pool, stables, garaging, paddocks, wildlife pond and woodland.

Additionally planning permission has been granted for a 24m x 15m storage barn 180m from the main house.
DESCRIPTION

A panelled front door leads into the hall, a spacious area with hidden cupboards and ample space for coats. Double doors lead through to an inner reception hall with a wonderful low-rise galleried staircase, a wood burner and period wooden flooring throughout, as well as a door leading onto the west facing terrace. Off the reception hall, there are the three principal reception rooms and the kitchen.

The drawing room has a double aspect with four sash windows, one with a door, with views over the gardens and access onto the terrace. There is a working log fire, working shutters and marble mantelpiece.

The Library benefits from dual aspect with large sash windows overlooking the gardens (one with a door) and the drive. The library is beautifully panelled and has a working log fire.

The dining room is accessed from both the hall and the kitchen, and is well proportioned with a marble mantelpiece and large sash window.

The kitchen is a naturally light room with French windows opening onto the west facing terrace. The newly installed units by Plain English are in keeping with the feel of the house, and is functional for family use as well as entertaining, with a four oven Aga, separate oven and gas hob, copper sink, limestone floor and stone worktops.

Off the kitchen is the pantry with additional sinks, additional dishwasher and storage, through which you can access the rear hall, two guest cloakrooms, and the back door. There is also a TV/Family room off the kitchen with dual aspect, built in cupboards, storage and electric blinds.

The cellar is accessed from the kitchen and comprises dry storage, and wine shelving.
The gym and swimming pool are located in the west wing of the house and enjoy wonderful southerly views over the gardens from the full width sliding doors. The complex has double height ceiling with some original exposed beans, under floor heating, vented hot air heating to reduce condensation and limestone flooring. The gym area has an original exposed brick inglenook fireplace, but the main feature of the complex is an 15.5 metre long pool with an electric safety cover. At the far end is a W/C a large steam-room/shower and a changing room with the original well exposed under glass flooring.
FIRST FLOOR
The first floor of the house has well proportioned rooms ideally suited for family living and guest accommodation. The master bedroom is at the front of the house boasting far reaching southerly views over its own land through large sash windows, typical of the Georgian period. There is an en suite shower room with Drummonds fittings, high-level w/c and an oversized shower. There is also a large separate bathroom/dressing room, again with fixtures by Drummonds. Additionally, there are four further well proportioned principal bedrooms with four further bathrooms. Also on the first floor is a laundry room with four ‘Pulley-Maid’ ceiling clothes airers, exposed copper drying pipes, a Belfast sink and plumbing for two laundry machines, as well as ample linen cupboard storage. At the top of the back stairs is a further bedroom, bathroom and a room with wiring and plumbing for a kitchenette, which would lend itself to a separate nanny or au-pair’s accommodation.

SECOND FLOOR
The second floor consists of two further double bedrooms, both with en-suite bathrooms, as well as a door from the second floor landing leading up to the roof and additional loft space.
OAKLEY MANOR

Approximate gross floor area
Main House = 1190.7 sq m / 12817 sq ft
Cellar = 76.8 sq m / 827 sq ft

For illustrative purposes only - Not to scale
GARDENS AND GROUNDS
The gardens of Oakley Manor are lawned with mature trees, hedges and more recently meticulously designed planting by Taylor Tripp. The drive sweeps up to the front of the house past vernacular outbuildings. To the east of the house and set behind mature yew hedges is the vegetable and cut flower garden, with separate beds fringed by low level box hedging and with many raised beds. There are two green houses, one of which is heated and has a separate sitting area and log-burning stove, electricity, WI-FI and telephone. There is also a potting shed used for storing tools, with a smoker at the far end. In addition there is a large fruit-cage with water supplied from the borehole. The tennis court has been recently re-surfaced with a store shed including an electricity point, and the surround of the court is pre-wired for installing lights, subject to the necessary consents. Behind the tennis court are two large interlinked brick-built store sheds with separate access to the lane. Also in the gardens there is an old pump house which has steps up onto the roof, providing a raised viewing area. The more formal gardens are to the south of the house and separated from the paddocks and wildlife pond by a Ha-ha. The wildlife pond is lined with membrane and chalk offering open water swimming or boating, with a jetty and steps, a sandy beach at one end and an island in the middle. To the west of the house lies more mature woodland with areas recently planted with specimen beech, oak and hazel trees, as well as planning permission for a large 24m x 15m sedum roofed building, and separated from the garden by iron park-fencing. Just to the west of the house is a thatched Wendy-house which overlooks the grass tennis court. 

The back yard consists of a stable/garage block, garage, two stables, a plant room for the wood-chip boiler and water filtration from the borehole. There are also two oil fired boilers and a garden store with extensive storage above.
Barn Cottage is accessed off Rectory Road, as well as from the back yard. Having undergone recent refurbishment, the Cottage comprises three bedrooms, a bathroom, kitchen and reception room, as well as a secluded south facing garden.

Planning permission has been granted for a 2.4m x 1.5m sedum roofed store barn approximately 180m from the main house.

The Lodge has a separate access onto Rectory Road (by garden gate) and sits just off the main drive. And also has been newly refurbished with a kitchen/breakfast room, bathroom, sitting room, three bedrooms and a private garden.

A recently renovated and extended two bedroom cottage with a private garden and separate access onto Rectory Road.
OAKLEY MANOR

Approximate gross floor area

The Lodge = 87.8 sq m / 943 sq ft
Garage, Storage & Stables = 221.9 sq m / 2389 sq ft
Thatched Cottage = 64.1 sq m / 690 sq ft
Barn Cottage = 132.0 sq m / 1420 sq ft (Excluding Eaves)

For illustrative purposes only - Not to scale
Not shown in actual location/orientation
GENERAL REMARKS AND STIPULATIONS

Local Authority
Basingstoke and Deane Borough Council.
Tel: 01256 844 844

Council Tax
Oakley Manor: Band G
Barn Cottage: Band F
The Lodge: Band E
Thatched Cottage: Band B

Services
Oakley Manor: Mains water and bore-hole water, electricity and drainage. Oil-fired and woodchip heating.

The Lodge:
Barn Cottage: Metered mains water, mains drainage, electricity, oil fired and woodchip heating.
The Lodge: Mains water and bore-hole water, electricity, drainage, oil fired and woodchip heating.
Thatched Cottage: Storage heating, electricity, mains water and drainage.

Fixtures and Fittings
Items regarded as fixtures and fittings, whether mentioned in the particulars or not are initially excluded from the sale although certain items may be available by separate negotiation.

Rights of Way
The footpaths are marked on the site plan.

Directions (RG23 7ED)
Exit the M3 at junction 7, cross over the M3 and after a short distance turn left onto the A30 towards Kingsworthy and Oakley. After about 500 yards turn right signed to Oakley. Continue on this lane, passing under a railway bridge and eventually turn left at the T junction. After about 600 yards the drive is seen on the left.

Viewings
All viewings must be made strictly by appointment only through the vendor’s agent.

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