



HADON HOUSE

Ibworth, Tadley, Hampshire, RG26 5TJ

Carter Jonas

HADON HOUSE, IBWORTH, TADLEY, HAMPSHIRE, RG26 5TJ

- Kingsclere village - 4.9 miles
- Basingstoke town and train station - 6.5 miles
- Newbury town and train station - 12.2 miles
- Trains from Basingstoke to Waterloo - 43 minutes

Porch · entrance hall · sitting room · kitchen · dining room · study · conservatory · cloakroom · landing · 4 bedrooms · bathroom · self-contained one bedroom annexe that could be incorporated into the main house · double garage · large workshop · additional barn and wood store · established large garden of 0.78 acres · Energy Rating D

SITUATION

Hadon House is situated in a very rural location, away from the A339 traffic of the Newbury to Basingstoke road yet is within easy travelling distance to the excellent local facilities in Kingsclere and the mainline train station in Basingstoke with fast trains to London Waterloo. Kingsclere has a good range of facilities for everyday needs including shops, post office, primary school, health centre with dentist attached, public houses and churches. There is also the Fieldgate Community Centre with sports field and other sports clubs in the village. For more recreational amenities, horse racing can be found at Newbury and Salisbury, golf at Sandford Springs and fishing on the Kennet, Test, Anton and other chalk streams. Ibworth is surrounded by attractive countryside which provides good walking, riding and cycling. Communications from the village are good both by road and rail. The well-regarded Cheam School is close by and there are many other excellent Independent Schools in the area including Elstree, Horris Hill, St Gabriel's, Downe House, Winchester College, St Swithuns and Radley College to name but a few.

SITUATED IN A QUIET RURAL LOCATION WITH LOVELY VIEWS AND A PLOT OF 0.78 ACRES, A CHARMING SEMI-DETACHED COTTAGE WITH A SELF-CONTAINED ANNEXE AND A RANGE OF OUTBUILDINGS.



DESCRIPTION

Hadon House is a very interesting and individual semi-detached cottage, that isn't Listed, and is situated in a lovely quiet and rural location. The property is currently arranged as a four-bedroom house with an adjoining one-bedroom self-contained annexe. For many years the annexe has been used as a rental opportunity, but it could be very easily incorporated into the main body of the house should the additional accommodation be required. Currently the main house offers a sitting room with a fireplace with a wood burning stove, an open plan kitchen and dining room and a conservatory to the rear overlooking the garden. There is a downstairs cloakroom and upstairs there are four bedrooms and a shower room. There are lovely views over the surrounding countryside from the first-floor bedrooms. The adjoining annexe has an open plan kitchen and living area on the ground floor and a large main bedroom with ensuite bathroom on the first floor.

OUTSIDE

To the front of Hadon House there is a gravel drive providing off-road parking and access to the garage building where there are two single garages with a large adjoining workshop and storeroom. In addition to this building there is a further shed/workshop and wood store. The large garden is a particular feature of the house and extends to the rear and side of the property and is 0.78 acres in total. It is mainly lawn but there are several large established fruit trees, shrubs and hedges and is divided into formal garden and pony paddock. The total plot measures 0.78 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, private drainage and oil fired central heating

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Local Authority: Basingstoke and Deane Borough Council

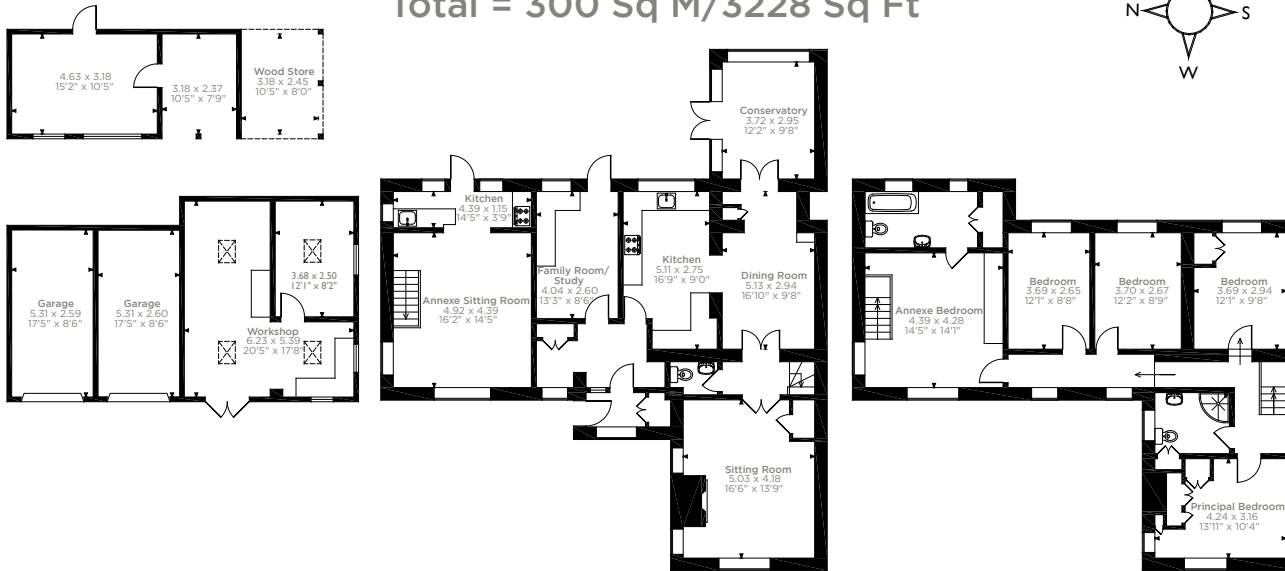
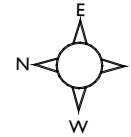
Council Tax: Band E, Annexe Band A

Viewing: By prior appointment through the Newbury office 01635 263010



Hadon House, Ibworth, Tadley, Hampshire, RG26 5TJ

Approximate Gross Internal Area
 Main House = 215 Sq M/2314 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Outbuildings = 57 Sq M/613 Sq Ft
 Total = 300 Sq M/3228 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | 82 |
| 69-80 | C | | |
| 55-68 | D | 62 | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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