



The Bell House

Browning Hill Green, Baughurst, North Hampshire



BNP PARIBAS GROUP

A fantastic and architecturally interesting substantial family house of over 6,000 sq ft set in approximately 6 acres

Swimming pool, tennis court, annexe, paddocks, stables



5 RECEPTION ROOMS



8 BEDROOMS



6 BATHROOMS



GARAGE STABLES



ABOUT 6 ACRES



FREEHOLD



RURAL/ VILLAGE



6,347 SQ FT



£2,850,000



The property

The Bell House is a spacious and interesting family house of huge character and versatility, dating from around 1850. In more recent years the property has been enlarged to complement the more traditional aspects of the house with some large open plan modern living spaces, adding a new twist perfectly suited for modern family life. There is a spacious and sophisticated hallway which not only unites the house but also serves as an excellent reception space when entertaining on scale. The elegant square drawing room is in the original early Victorian core of the old house and is centred around an open fireplace and is bathed in natural light from windows on three sides. The fabulous kitchen is a real game changing room of barn inspired proportions, with a full elevation window at one end and the other hosting a mezzanine and wonderful open fireplace. The kitchen has a wonderful cooking and entertaining vibe and serves as a whole family living space. On the ground floor there is also a fun and well-proportioned playroom. The bedroom accommodation is ideally located over two floors, with the first floor playing host to a lovely

principal bedroom suite, as well as a sophisticated guest bedroom with en suite, a third bedroom and a family bathroom. The second floor is centred around a galleried landing where there are 4 bedrooms and 2 bathrooms. There is also a nicely separate self-contained one bedroom annexe located at the other end of the house.

Outside

The gardens and grounds are a wonderfully complete package within a comfortable 6 acres. The gardens surrounding the house are mainly lawn, interspersed with flower borders and attractive climbers, including wisteria, on the house itself. There is an attractive potager style vegetable and cutting garden with fruit trees. There is a swimming pool with stone terrace surround discreetly located to one side of the garden with a timber pool house, as well as a tennis court which is in good condition. The Bell House also has a fantastic equestrian element with 4 stables and a tack room, and a generous area of paddock land which is bordered by beautiful mature oaks. There is a substantial high quality 37' timber framed barn style outbuilding ideal as a workshop/machinery store.









Location

The Bell House is situated about half way between the towns of Newbury and Basingstoke in the small hamlet of Browninghill Green, south of the village of Baughurst. Surrounded by beautiful countryside with wonderful walking and riding opportunities, Browninghill Green offers all the advantages of outdoor space, combined with accessibility to larger towns and fast transport links. There is an active local community, and excellent local facilities including The Children's House Montessori nursery school and the popular Wellington Arms gastro pub/restaurant nearby. Kingsclere is just 3 miles away and offers a fantastic range of amenities including a primary school, village shop, post office, doctors' surgery, chemist and popular pub., and there are also excellent local facilities in Baughurst and Tadley. It is in an excellent location for commuting from Basingstoke into London Waterloo, or by car via the M4 or M3. There is a wide choice of highly regarded schools in the area.

Distances

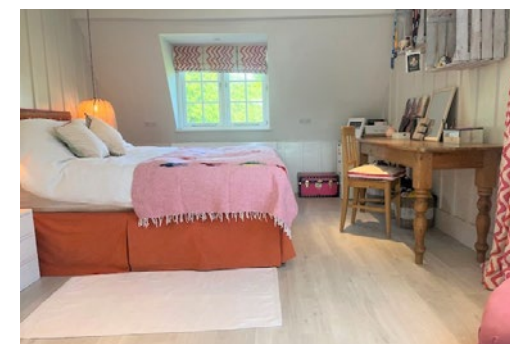
- Baughurst 2 miles
- Kingsclere 3 miles
- Tadley 3 miles
- Newbury 11 miles

Nearby Stations

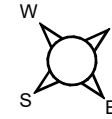
- Midgham (Paddington 47 mins)
- Basingstoke (Waterloo 50 mins)

Nearby Schools

- Cheam
- Elstree
- Wellesley Prep school
- Horris Hill
- Downe House
- Bradfield College
- Wellington College







The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8645219/DGO

Floorplans

House internal area 590 sq m (6,347 sq ft)

Garage internal area 20 sq m (212 sq ft)

Outbuilding internal area 159 sq m (1,710 sq ft)

Total internal area 768 sq m (8,269 sq ft)

For identification purposes only.

Directions

RG26 5JZ

what3words: /// laptops.bullion.indulge

General

Local Authority: Basingstoke and Deane Council

Services: Mains electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax:

Main House: Band G

Annexe: Band A

EPC Rating: E

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

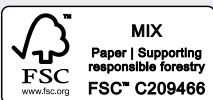
Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

