



Tadley Place

Church Lane, Baughurst, Hampshire

A fine Grade II listed historic house of Tudor origins in a peaceful and beautiful setting

A lovely mellow red brick manor house with beautiful rural views and mature formal gardens.



4 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



OFF STREET PARKING



**LOT 1: 2.2
LOT 2: 5.59
ACRES**



FREEHOLD



RURAL



4,681 SQ FT



**GUIDE PRICE:
£1,975,000**



The property

Tadley Place is a magical historic house, with a 15th and 16th century core and 18th and 19th century additions. It has been the subject of a comprehensive and sensitive programme of restoration works in recent years resulting in a practical and comfortable family home. There are countless Tudor features throughout, magnificent fireplaces, large mullioned windows and early plasterwork; these give way to the classic Georgian wing of the house and on into the vaulted Victorian kitchen and cozy snug.

It was built by the Ludlow family as a trophy house to underline their wealth and status, they were the high sheriffs of Hampshire and Wiltshire and Edmund Ludlow was knighted by Elizabeth the 1st at Basing during her autumn progress of 1601.

The Tudor rooms are large and light with 8ft high ceilings, there are four lovely receptions, the almost 30 ft kitchen and domestic offices and six large double bedrooms and five bathrooms.

Outside

The gardens and grounds, set in 2.2 acres, at Tadley Place, are stunning and were originally laid out in 1936 by Kew Gardens. In more recent years, the gardens were overhauled and have been part of the National Gardens Scheme, open for charity. The outlook from the rear of property is across the garden to beautiful open farmland beyond. The house benefits from lovely views. The gardens are laid out formally with beautiful old brick walls, mature yew hedging and seasonal mixed borders proving a delightful backdrop to the property throughout the year. There is also a lovely kitchen garden with mature fruit trees. There is also a generous sized greenhouse. The house is approached via a quiet country lane and a gravel driveway leads to the property.

Additionally, 5.59 acres of paddocks stretch beyond the gardens available to purchase by separate negotiation.









Location

Tadley Place is situated about half way between the towns of Newbury and Basingstoke in the rural village of Baughurst. Surrounded by beautiful countryside offering wonderful walking and riding opportunities, with all the advantages of outdoor space, combined with accessibility to larger towns and fast transport links. There are excellent local facilities in Baughurst and Tadley which includes great local schools, leisure and sports centre, variety of shops, post office, chemist, and doctors' surgery to name a few. It is in an excellent location for commuting, either by direct train service from Newbury into London Paddington, Basingstoke into London Waterloo, or by car via the M4 or M3. There is a wide choice of highly rated schools in the area including Cheam, Elstree, Horris Hill, Bradfield College and Downe House, and the property is also in the catchment area for The Priory Primary School in Pamber End.

Distances

- Basingstoke 6 miles
- Newbury 12.5 miles
- London Heathrow 41 miles

Nearby Stations

- Basingstoke (Waterloo 50 mins)
- Newbury (Paddington 40 mins)

Key Locations

- Silchester Common and Pamber Forest
- Ashford Hill Nature Reserve
- Newbury Racecourse

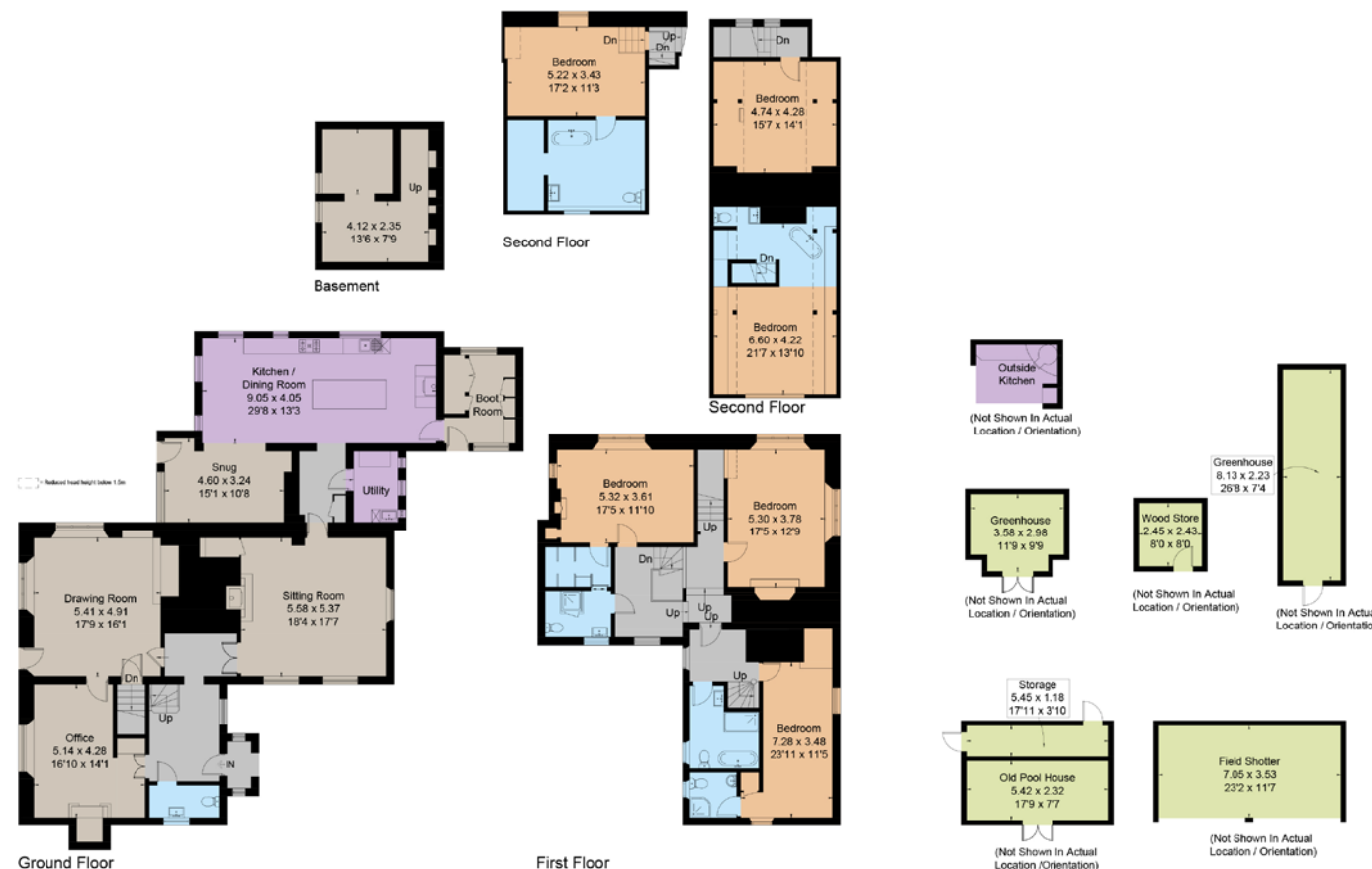
Nearby Schools

- Bradfield College
- Elstree
- Cheam
- Downe House
- The Priory





Approximate Floor Area = 434.9 sq m / 4681 sq ft
 Outbuildings = 54.2 sq m / 584 sq ft
 Total = 489.1 sq m / 5265 sq ft



Floorplans

House internal area 4,681 sq ft (434,9 sq m)
 For identification purposes only.

Directions

RG26 5LA

What3Words: ///palace.gracing.paths

General

Local Authority: Basingstoke and Deane

Services: Mains electricity and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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

Tadley Place has a 900meg fibre line provided by <https://hampshirebroadband.co.uk/>

Council Tax: Band E

EPC Rating: F

Lot 1: House and Garden - £1,975,000

Lot 2: Paddocks - £150,000.

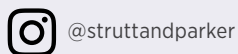
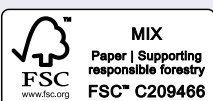
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