



# Tadley Place

Church Lane, Baughurst, Hampshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## 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:  
£2,250,000**



### The property

Tadley Place is a magical period house which has been recently restored and updated. The house has an interesting history originating in the late 15th Century centred around the Ludlow family who were high sheriffs of Hampshire and Wiltshire. The house was improved and enlarged throughout the 16th and 18th centuries to provide the comfortable country house that it is today. Tadley place combines the period Elizabethan and Tudor charm of the old core of the house, with a more contemporary kitchen section of the ground floor which connects nicely with the beautiful gardens. In the old core of the house the architecture benefits from the expected stunning stone mullion stone windows and historic fireplaces, giving the house a feeling of age and history, whilst also providing nice high ceilings and good usable rooms. On the ground floor there are four lovely receptions and the almost 30-foot kitchen breakfast room. There are six bedrooms and five bathrooms in the house.

### 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 plus many more.

## Distances

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

## Nearby Stations

- Basingstoke (50 min to London Waterloo)
- Newbury (40 min to London Paddington)

## Key Locations

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

## Nearby Schools

- Bradfield College
- Elstree
- Cheam
- Downe House













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 - £2,250,000

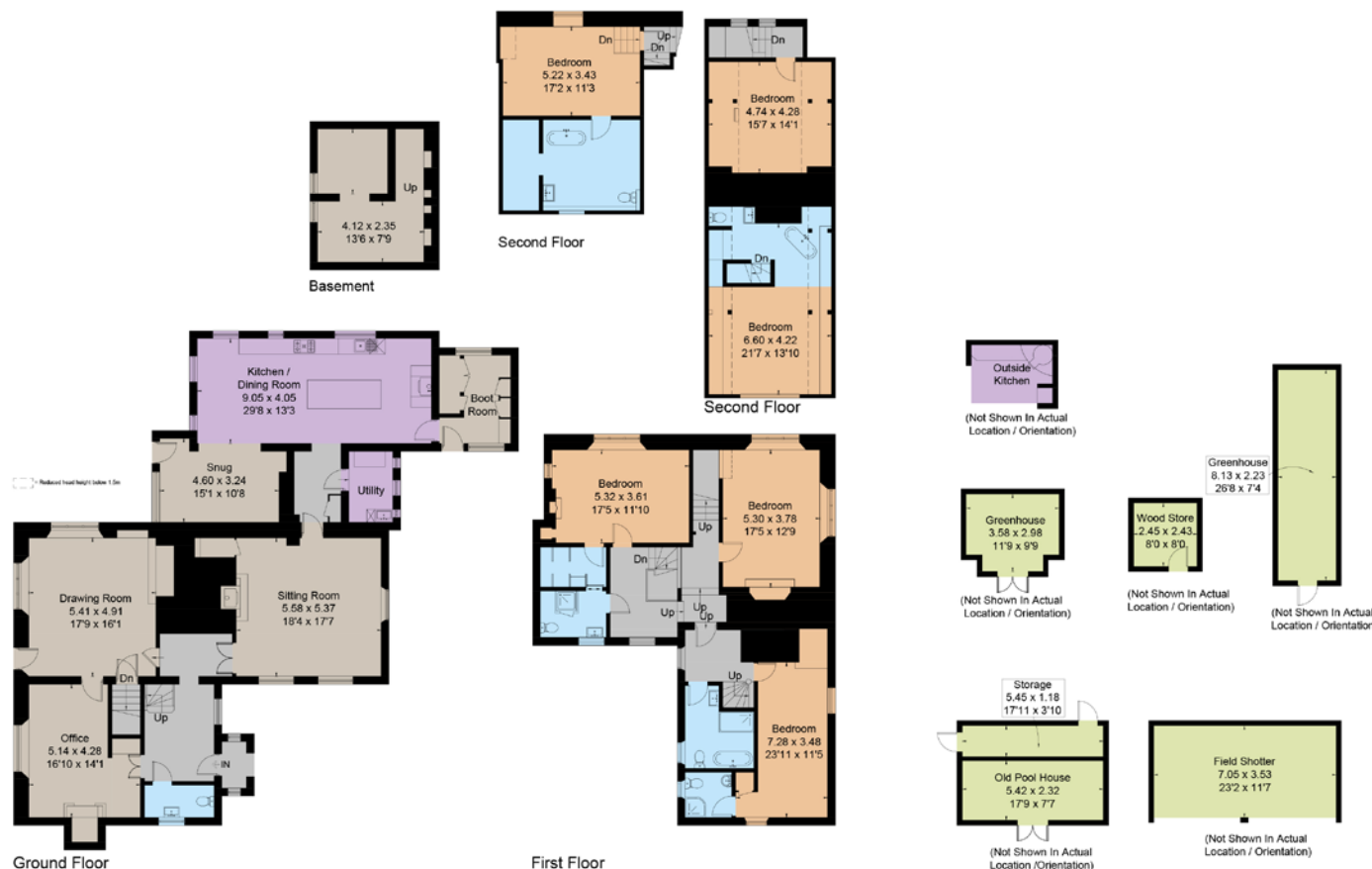
Lot 2: Paddocks - £150,000.

## Newbury

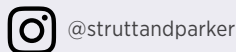
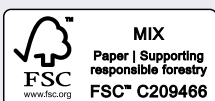
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