



The Old Farm, Long Sutton,  
Hampshire

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# The Old Farm, Copse Lane, Long Sutton, Hampshire RG29 1SX

An attractive five bedroom country house, with extensive outbuildings, occupying delightful gardens and grounds of about 6.5 acres

Odiham 3 miles, M3 (Junction 5) 4.3 miles, Winchfield train station 6.4 miles (London Waterloo 50 minutes), Farnham 7 miles, Basingstoke 9.6 miles, Guildford 19 miles

Reception hall | Drawing room | Sitting room  
Dining room | Office | Family room | Kitchen  
Larder | Utility | Cloakroom | 5 Bedrooms  
Study | Family bathroom | 2 Shower rooms  
Cellar | Lift | 4-Bay car port | Store | Barn/wood store | Summer house | Garden | About 6.5 acres  
EPC rating D

## The property

Believed to date from late C18/early C19, with later additions, The Old Farm features classic tile-hung elevations above Flemish bond brickwork and offers just over 3,000 sq. ft of versatile accommodation arranged across two floors. Retained vintage characteristics include exposed beams and posts, inglenook fireplaces and rustic ledge and brace doors, with a charming drawing room and adjoining sitting room being subtly delineated by an open timber and half-wall divide. Additional reception areas comprise a formal dining room with French windows to the outside and a bright family room which also offers a connection to the garden. A red Aga stove takes centre-stage in the kitchen and a large larder adjoins, whilst a utility room provides ancillary space. A cellar offers the ideal subterranean space for wine storage.

The first floor rooms are accessed via two separate staircases, with the five bedrooms being linked by a landing which connects the original portion of the house with the later addition. There are two shower rooms and a family bathroom, along with a study which complements an office on the floor below.

## Outside

White picket fencing with a pedestrian gate fronts the lane and adjoins a timber clad barn which provides the charm of a traditional outbuilding, positioned at the side of the lane. A timber five-bar gate gives access onto a gravelled driveway featuring a centre-point planting pocket encircling a majestic tree. There is parking in addition to the sheltered halt of the weatherboarded car-port. Low-level brick walling encloses a paved terrace which provides a route across to the entrance doorway. The immediate garden is delightful, with swathes of lawn and borders filled with colourful, floral and scented shrubs and perennial plants. Clipped evergreen hedging creates a divide beyond which there are two paddocks.

There is a public footpath which crosses the main paddock from the south to the northwest.

## Location

Picturesque, Long Sutton has a landmark village pond at its heart, with local amenities including a village hall which hosts a calendar of events, a parish church, a public house and a well-regarded primary school, with renowned Lord Wandsworth College situated on its south-eastern fringes. Within easy reach is historic Odiham which provides a good range of amenities for day-to-day needs, with a small supermarket, post office, independent shops, coffee shops and restaurants, along with a health centre and dental practices. For commuters, there are mainline stations at Hook and Winchfield and road-users have easy access to the M3 which links to the wider road network. Further schooling in the vicinity includes Robert May's School, Wellesley, St Neots and St. Nicholas' School.



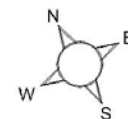






## Floorplans

Main House internal area 3,008 sq ft (280 sq m)  
 Carport & Store internal area 1,163 sq ft (108 sq m)  
 Barn/Wood Shed internal area 760 sq ft (71 sq m)  
 Summer House internal area 94 sq ft (9 sq m)  
 Total internal area 5,025 sq ft (467 sq m)  
 For identification purposes only.



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

□□□□ Denotes restricted head height

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## Directions

From Odiham High Street, at the roundabout take the exit to join the B3349/Alton Road. After approximately 1.8 mile, turn left onto Hayley Lane, which links to The Street. Opposite the duck pond turn right to join Copse Lane where the property is a short distance on the right.

## General

**Local Authority:** Hart District Council

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

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,700,000

## Odiham

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