



# Bradley Wood Farmhouse

Dunley, Whitchurch, Hampshire



## A fine Grade II listed period farmhouse with substantial outbuildings and beautiful grounds in a rural setting

A charming period farmhouse with outbuildings and extensive grounds, occupying a delightfully peaceful and picturesque rural position surrounded by North Wessex Downs countryside. The farmhouse features red brick elevations and a wealth of character, while the outbuildings offer further potential.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGING**



**6.99 ACRES**



**FREEHOLD**



**RURAL**



**2,884 SQ FT**



**GUIDE PRICE  
£1,800,000**



### The property

Bradley Wood Farmhouse is an attractive Grade II listed period house set in a secluded and sheltered position, surrounded by woodland and rolling fields. The property features four bedrooms and stylish accommodation with many original details, all set in a fabulous green environment with excellent rural views. The ground floor provides four comfortable, flexible reception rooms including the generous 32ft drawing room with a dining area at one end. This delightful room benefits from two fireplaces, both of which are fitted with woodburning stoves, and is an ideal entertaining space which flows through to the rest of the house. There is also a family room providing further space in which to relax, and a study/office, as well as an inner hall which provides useful built-in storage and shelving. The fabulous kitchen/breakfast room has an attractive tiled floor, modern fitted units providing plenty of kitchen storage, and an Aga range cooker and electric induction hob and oven. There is also plenty of space for a dining table. Adjoining the kitchen, the utility room/boot room provides further space for home storage and appliances. There is also a

cellar. A turning staircase leads to the first floor landing off which there are four bedrooms, including the generous dual aspect principal bedroom with built-in wardrobes and an en suite bathroom. There is also a family bathroom with a bath and a separate shower unit.

### Outside

The property is located approximately half a mile from the village road along a single track lane, leading to a five-bar wooden gate and large gravelled courtyard providing plenty of parking and access to both the house and outbuildings. There is an attractive brick and flint stable block to one side of the courtyard, and in addition there is a separate tack room and wood store, and a large black Dutch barn of character. The delightful gardens and grounds surround the farmhouse and include rolling lawns and meadows, a terraced area, box hedging and a wealth of mature trees and established shrubs. The gardens are bordered by mature hedgerows, and there is a large area of woodland and two paddocks beyond.



## Location

Bradley Wood Farmhouse is situated in a beautiful rural spot on the edge of the small hamlet of Dunley, and is also highly convenient, being close to St Mary Bourne and Whitchurch, and with easy access to larger towns and road and rail connections. The property is surrounded by fabulous rolling countryside giving access to wonderful walking, riding and cycling. There is a thriving local community and there are excellent local amenities in nearby Whitchurch, and also in the village of St Mary Bourne where there is a village shop and cafe, primary school, doctors' surgery and popular pub. Nearby Andover and Newbury cater for most other everyday needs. Commuting options are excellent with regular train services from both Whitchurch and Andover into London Waterloo, and the A303/M3 and A34/M4 are easily accessible giving fast access to London and the West Country. There is a wide choice of highly regarded schools in the area.

## Distances

- Whitchurch 4 miles
- St Mary Bourne 5 miles
- Andover 8 miles
- Newbury 10 miles

## Nearby Stations

- Whitchurch (62 minutes to Waterloo)
- Newbury (42 minutes to Paddington)

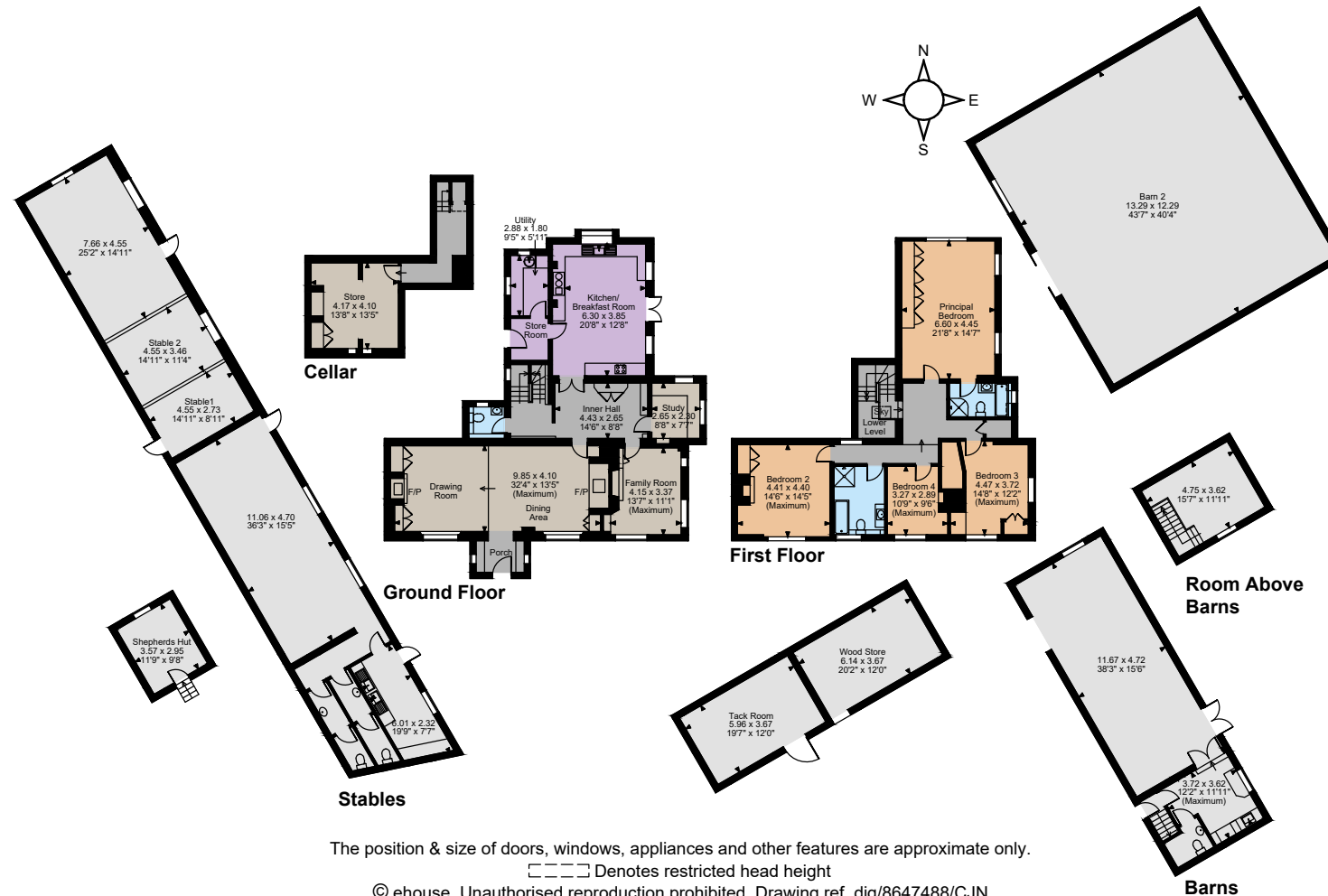
## Key Locations

- Whitchurch Silk Mill
- Bombay Sapphire Distillery
- Newbury Racecourse

## Nearby Schools

- St Mary Bourne Primary School
- Cheam
- Farleigh
- Horris Hill
- Downe House
- Marlborough College





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

☐☐☐ Denotes restricted head height

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## Floorplans

Main house internal area 2,844 sq ft (268 sq m)  
 Stable block internal area 1,605 sq ft (149 sq m)  
 Outbuildings internal area 2,361 sq ft (219 sq m)  
 Barn building internal area 970 sq ft (90 sq m)  
 Total internal area 7,820 sq ft (727 sq m)  
 For identification purposes only.

## Directions

RG28 7PU

what3words: ///drones.dried.landscape

## General

Local Authority: Basingstoke and Deane

Services: Mains water and electricity, oil fired central heating and 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/>

Council Tax: Band E

EPC Rating: E

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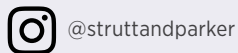
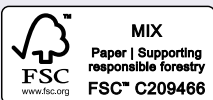
## Newbury

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