



Coney Field House

Polhampton, Nr Overton, Hampshire



BNP PARIBAS GROUP 

A charming, valuably unlisted country house set in stunning gardens in a beautiful rural location close to Overton

A stylish period family house with six bedrooms set in over 2 acres surrounded by glorious countryside and in a highly convenient location



4 RECEPTION ROOMS



6-7 BEDROOMS



4-5 BATHROOMS



GARAGES AND CARPORT



APPROX 2.45 ACRES



FREEHOLD



RURAL/ VILLAGE



3,516 SQ FT - 3,943 SQ FT



GUIDE PRICE £2,450,000



The property

Coney Field House is an elegant family house of considerable charm and comfort in a magical setting, with views over the river Test and farmland beyond. The house sits in stunning, professionally landscaped gardens, and is beautifully presented, with fabulous stylish interiors filled with pattern and colour creating a modern and well maintained vibe whilst retaining the original period charm of the property. The house has a number of spacious and well proportioned reception rooms all flowing from the central reception hall creating excellent entertaining spaces. The dual aspect drawing room is filled with natural light and has an attractive open fireplace and south facing views across the garden. There is also a generous formal dining room, and a spacious sitting room, both with wood burning stoves and doors opening out to the garden, as well as a cosy study. The fantastic kitchen/breakfast room extends to 27' in length and includes a wonderful seating area surrounded by large windows and French doors flowing onto a beautiful garden terrace. The kitchen is fitted with bespoke wooden cabinets, a central island, a large range cooker and attractive

wooden flooring. There is also a pantry, boot room, utility/laundry room and cloakroom on the ground floor. Upstairs there are six good sized bedrooms and four bath/shower rooms, three of which are en suite. All the bedrooms have wonderful views. In addition, there is separate overflow accommodation above the garage with a bedroom and bathroom, and space for an office or gym.

Outside

The beautiful mature gardens and grounds enjoy wonderful views over the river Test, Polhampton lakes and the surrounding rolling countryside. The gardens have been designed for year round colour and interest, flowering throughout the seasons, and the south-west facing terrace provides a stunning environment in which to enjoy the tranquil setting. The gardens include a fantastic mix of more formal planted areas of flowers, topiary and espaliered fruit trees, and also wilder areas with flower meadows, woodland and informal lawns. The grounds are rich in biodiversity and extend to approximately 2.45 acres. There is also a vegetable garden, greenhouse and garden shed.











Location

Coney Field House is situated in the small hamlet of Polhampton, in the Overton Conservation Area, just a short distance from the village of Overton. The iconic river Test runs below the house and on to Overton where there is a thriving local community with fantastic local facilities including a small supermarket, butcher, baker, number of independent shops, several restaurants, coffee shops and pubs, and a primary school. The surrounding countryside provides wonderful walks from the doorstep, and opportunities for riding and cycling. Nearby Whitchurch and Kingsclere also offer a good range of local facilities, and the larger towns of Basingstoke, Newbury and Winchester provide extensive facilities catering for most day to day needs.

Communications in the area are excellent, with easy access to the A303/M3 and A34 linking easily with London and the West Country, and direct train services from both Overton and Basingstoke into London Waterloo. There is a wide choice of highly regarded schools in the area.

Distances

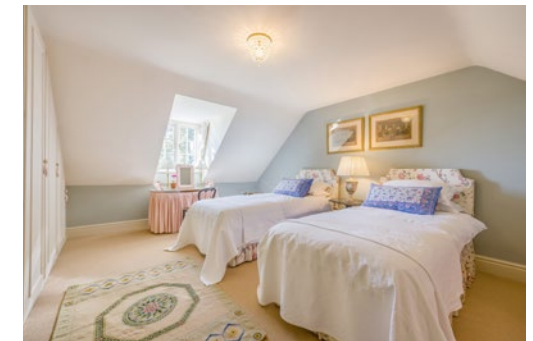
- Overton 1 mile
- Whitchurch 4.5 miles
- Kingsclere 6 miles
- Basingstoke 8 miles
- Newbury 14 miles
- Winchester 19 miles

Nearby Stations

- Overton (Waterloo from 53 mins)
- Basingstoke (Waterloo from 42 mins)

Nearby Schools

- Cheam
- Elstree
- Princes Mead
- Pilgrims
- St Swithun's
- Winchester College
- Downe House

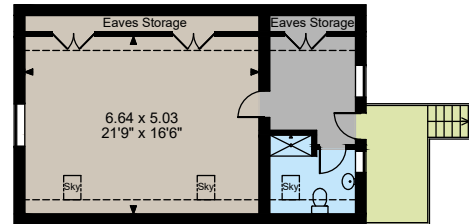
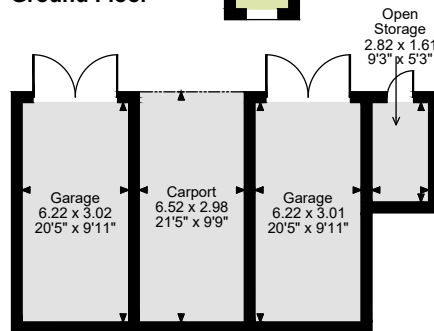
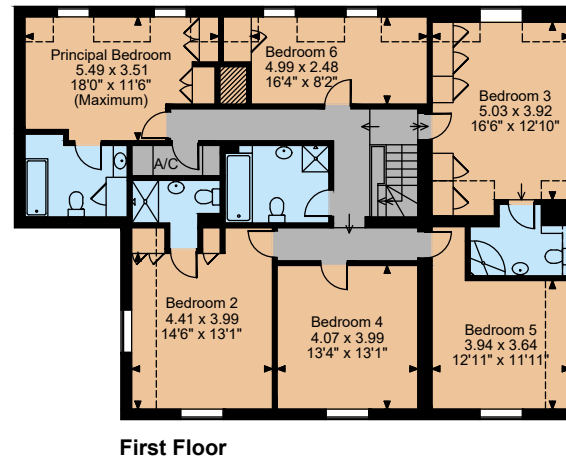
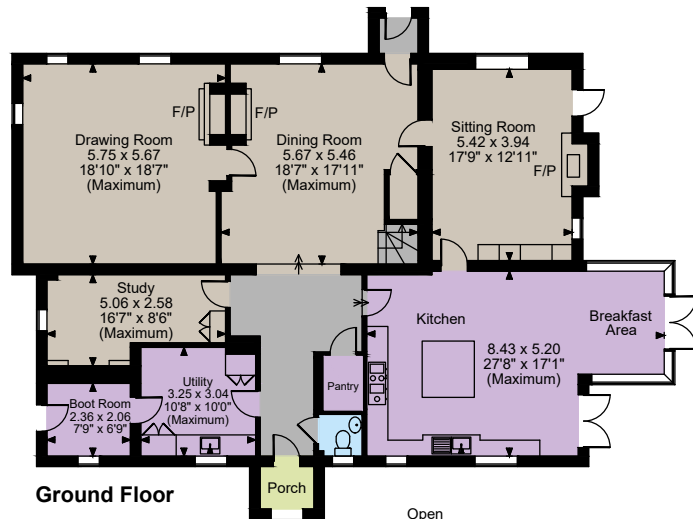
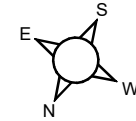












Room Above Garage

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8665919/CJN

Floorplans

Main House internal area 327 sq m (3,516 sq ft)

Garages & Carport internal area 66 sq m (711 sq ft)

Room Above Garage internal area 40 sq m (427 sq ft)

Total internal area 432 sq m (4,654 sq ft)

For identification purposes only.

Directions

Post Code: RG25 3ED

what3words: ///warm.theory.folds

General

Local Authority: Basingstoke and Deane Council

Services:

Mains electricity and water.

Private drainage system which we understand complies with current regulations.

Oil-fired central heating.

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

Council Tax: Band F

EPC Rating: C

Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

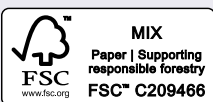
newbury@struttandparker.com

Winchester

The Pump House, Garnier Rd, Winchester SO23 9QG

01962 418196

winchester@struttandparker.com
struttandparker.com



@struttandparker

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

For the finer things in property.



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 September 2025. Particulars prepared October 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited