



Tithe Barn, Ridge Lane,  
Newnham, Hampshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Tithe Barn

## Ridge Lane, Newnham, Hampshire RG27 9AS

An outstanding Grade II listed house of generous well-appointed proportions in an attractive village setting with mature gardens of about an acre

Hook 1.2 miles (London Waterloo 55 mins),  
Odiham 3.5 miles, Basingstoke 5 miles (London  
Waterloo 43 mins), Farnham 11 miles, M3  
(Junction 5) 1 mile, M4 (Junction 11) 9 miles

Vestibule | Entrance hall | Drawing room | Dining  
room | Family room | Kitchen/breakfast/living  
room | Utility | Principal bedroom with dressing  
and en suite bathroom | 4 Additional bedrooms  
with en suites | 2 Further bedrooms/studies  
Barn and store | Summer house | Full fibre

### The property

Tithe Barn is an exceptional Grade II listed country house originating from the 17th Century with later 19th Century additions. In 2012, the house was completely refurbished including replacement plumbing, electrical wiring and double glazed windows. The property combines period character with elegant styling and high-quality, contemporary fittings, to create a thoroughly attractive family home.

The principal building has a timber framed structure which is revealed to the front elevation complemented by mellow brick and part tiled hanging to the rear in a classic farmhouse style. Internally the timber frame is revealed in the central section of the house particularly in the magnificent family room which features a beamed ceiling, a most impressive brick inglenook fireplace with woodburner, timber bressumer and original bread oven and a set of French windows opening onto the terrace and rear garden. There is also a fine vaulted ceiling and heavily timbered walls in one of the front facing bedrooms.

An arched front door leads through a vestibule with old brick floor to the entrance hall which links to all the principal reception rooms. The dining room has a bay window with delightful views down the garden. The drawing room is a light and spacious double aspect room with fireplace and woodburner. The large kitchen/breakfast/living room with electric total control Aga has a comprehensive range of farmhouse style units, black granite worktops and a central island with a breakfast bar. The kitchen also has two sets of French windows allowing access to the garden.

The first floor is approached by an easy rising turning staircase where there are four bedrooms and a study, which could be used as a further bedroom if required. The generous principal bedroom has fitted storage, a dressing room and an en suite bathroom with a walk-in shower, while three other bedrooms are en suite. The second floor has an additional bedroom en suite and a further study/bedroom.

### Outside

The property is approached via a gravelled driveway, which leads to a courtyard area to the side of the house, with parking and access to the timber-framed barn. The garden to the side of the house is enclosed by hedgerows, with gravel terracing, while to the rear the extensive south-facing garden features paved terracing, far-reaching lawns, hedgerow, shrubs and mature trees.

### Location

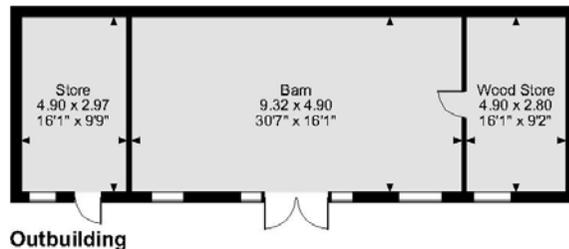
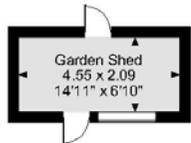
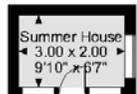
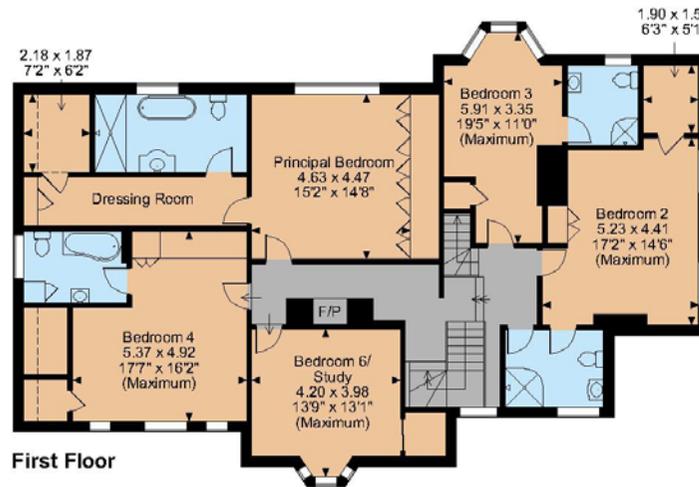
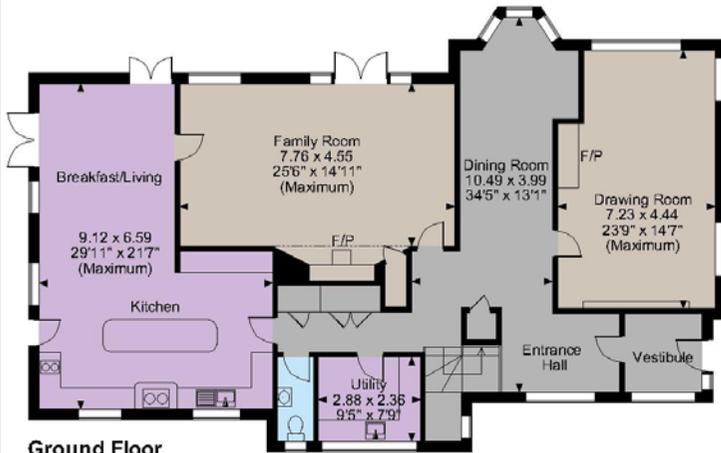
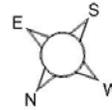
Tithe Barn is set in the small and picturesque village of Newnham, with its idyllic village green and local pub. The small town of Hook is just a mile and a quarter away, with its shops, supermarkets and local amenities. There are several good and outstanding-rated schools that include Wellesley, St.Neots, Lord Wandsworth College, St.Nicholas' School, Wellington College and Winchester College. More comprehensive business, leisure and shopping facilities are available in Basingstoke which is less than five miles away, Farnham 11 miles and Reading 15.4 miles away. Golf is available nearby at Tylney.





## Floorplans

House internal area 4,232 sq ft (393 sq m)  
 Restricted Head Height internal area 147 sq ft (14 sq m)  
 Outbuildings internal area 978 sq ft (91 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 Strutt & Parker's Odiham office, head west on the High Street and at the roundabout, take the second exit onto the B3349/Dunleys Hill. At the next roundabout, in North Wanborough, take the second exit onto the B3349/Hook Road. After half a mile, take the first exit at the roundabout, followed by the second exit at the next roundabout, passing over the M3 to join the A287. After just less than a mile, at the traffic lights, continue straight ahead onto Old School Road and then after a quarter of a mile, turn left onto Newnham Road. As you approach the village green, turn right onto Ridge Lane, and you will find the property on your right-hand side.

## General

**Local Authority:** Basingstoke and Deane  
**Services:** Mains gas, electric, water and drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £2,500,000

## Odiham

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