

# Plastow Green, Kingsclere, Nr Newbury/Basingstoke

An extremely attractive, newly constructed, eco friendly, 7/8 bedroom family home with ground source and solar heating, peacefully set in its own of gardens and grounds.



Location:	Plastow Green Nr Kingsclere	Price pcm:	£4500 excl
County:	Hampshire	Term:	1 year
Property ID:	1718		Unfurnished – Contractual Residential Tenancy
Bedrooms:	7		
Bathrooms:	4		Paddock available by separate arrangement
Unfurnished			

### Summary of Accommodation:

Entrance Hall  
 Dining Hall leading through double doors to  
 Drawing Room(N,S) with working fireplace  
 Kitchen/Breakfast/Family Room(E,W) which opens out through French windows to the  
 terraces and garden, very attractively fitted kitchen with 4 oven electric (nightstore)  
 Aga;  
 2 Studies  
 Snug  
 Rear Hall - glazed  
 Larder, Laundry Room, Boot Room  
 Playroom with French windows to the garden

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Upstairs a spacious light Landing leads to Master Suite with Nursery/Dressing Room, Bath/Shower room and 2<sup>nd</sup> Dressing Room 6/7 further Bedrooms  
3 further Bath/Shower Rooms (1 ensuite);  
Eaves/ Bedroom Room, which could be used for storage.

#### Description:

Field house is an extremely attractive newly constructed family home with ground source and solar heating, peacefully set in its own 8 acres of gardens and grounds. The 7/8 bedroomed accommodation provides elegant impressive family living space with flexibility and practicality, having the added bonus of being newly 'finished' but 'tested' by the owners and built to the latest eco and economic standards.

Gardens of approximately 3 acres are currently being laid out, the east and west terraces large lawned areas with a backdrop of mature trees, with views to the field area (some of which could be available for grazing by separate arrangement if required).

Windows and doors are of broad elegant proportions double glazed throughout and of sash style to ground and first floors. The property has underfloor heating throughout the ground and first floors, sourced through a ground source supply with solar panels for the water heating backed up by an electric system. There is a burglar alarm.

Principle reception areas are oak boarded with limestone tiling to Kitchen/Breakfast/Family Room, Rear Hall and quality carpeting to the Studies, Snug, Playroom and upstairs, tiling to bathrooms.

The house provides well proportioned accommodation with good ceiling height set over three floors having formal reception areas together with playroom/office together with snug and studies, yet with the house centering around a magnificent Kitchen/Breakfast/Family Room(E,W) which opens out through French windows to the terraces and garden, very attractively fitted kitchen with 4 oven electric (nightstore) Aga; and with 7/8 bedrooms ranging over two floors giving a Master Suite with 2 dressing Rooms/Nursery and ensuite Bath/Shower Room together; 3 further double bedrooms to the first floor and 3 to the 2<sup>nd</sup> floor which alternatively could provide a range of rooms which could be separable for a nanny/granny.

#### Outside:

Garden and grounds of approx 3 acres. Shed. Land is available under separate agreement

#### Situation:

Field House is peacefully and relatively secluded in its situation, overlooking the surrounding farmland, off a small no through lane at the edge of the hamlet, Plastow Green, with very good access to Newbury, Reading, Basingstoke, Oxford, all with mainline stations, the M4/3 and the A34, A303, together with good local and private prep or public schools.

#### Councils: Basingstoke and Deane Borough Council

Tax Band: G - £2300.40 (2010-2011)

#### Additional Information:

Availability:

Early / Mid September



White Goods: night store electric 4 oven Aga, dishwasher, icemaker fridge freezer / washing machine, tumble drier

Heating: ground source heat with solar panel water heating backed by electricity

Drainage: Private

Curtains/Blinds: principal windows

Carpets /limestone tiles/oak boarding

Broadband Availability: Available locally

Mobile Phone Reception: Most networks

Pets: 1 well behaved pet considered

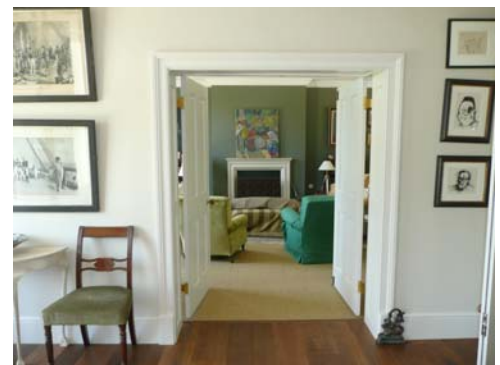
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**See our Website for Disclaimer Details**

**Viewing:**

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

Tel: 02392 632275 Email: [info@country-house-company.co.uk](mailto:info@country-house-company.co.uk)



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