



Ramsdell Road | Monk Sherborne | Tadley | RG26 5HS

Asking Price £1,500,000

Freehold

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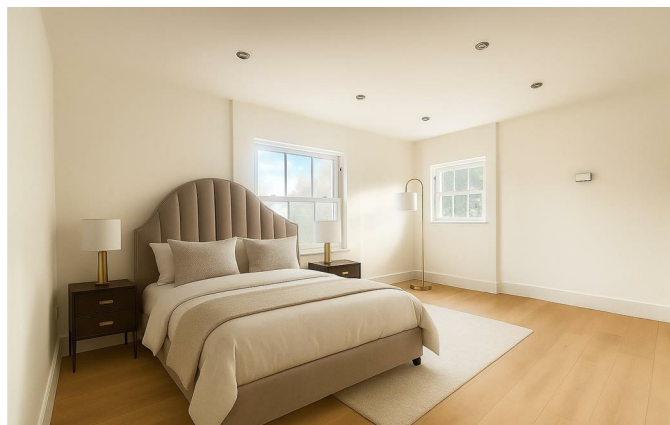
Ramsdell Road | Monk Sherborne Tadley | RG26 5HS Asking Price £1,500,000

A beautifully restored 19th-century former village pub, Olive Tree House combines period charm with modern luxury in the heart of Monk Sherborne. Offering around 3,182 sq ft of versatile living space, the property features multiple reception rooms, a stunning open-plan kitchen with log burner, four / five double bedrooms including a luxurious principal suite, and an additional self-contained one-bedroom annex. Set within approximately one-third of an acre of landscaped gardens with a south-west-facing terrace and ample parking, this exceptional home blends heritage character with contemporary family living in a peaceful village setting close to Basingstoke and Tadley.

- Beautifully restored 19th-century former village pub full of period charm and character
- Three elegant reception rooms offering versatile family and entertaining spaces
- Luxurious principal bedroom suite with walk-through dressing room and en-suite shower room
- Self-contained one-bedroom annex ideal for guests, multi-generational living, or rental income
- Spacious four/five-bedroom detached home extending to around 3,182 sq. ft. including annex
- Impressive open-plan kitchen/dining area with feature double-sided log burner
- Stylish family bathroom with freestanding bath plus additional WC and ground-floor shower room
- Landscaped wrap-around gardens of approximately one-third of an acre with mature planting

A beautifully restored 19th-century former village pub offering spacious family living, a versatile annex, and a wealth of period charm. Dating back to early 1800s, Olive Tree House has been sympathetically renovated to create a stunning four/five-bedroom detached home that seamlessly blends heritage character with modern design. Situated in the peaceful and sought-after village of Monk Sherborne, the property extends to approximately 3,182 sq. ft., including a self-contained one-bedroom annex.

The home opens into an inviting entrance hall, setting the tone with its character and generous proportions. To the front is a guest cloakroom (WC) and a large storage cupboard. A trio of reception rooms provide excellent flexibility — a sitting room, a TV room/snug, and an impressive living room with





a feature bay window and a double-sided log burner shared with the open-plan kitchen/dining room, creating a wonderful social hub. The kitchen, fitted with an extensive range of cabinetry and garden access, is ideal for family living and entertaining. A separate utility room, ground-floor shower room, and additional storage complete the accommodation on this level.

Upstairs offers four spacious bedrooms. The principal bedroom includes a luxury en-suite shower room and a walk-through dressing room. The remaining bedrooms are well-sized, with Bedroom two being particularly generous with an additional WC. A stylish four-piece family bathroom with a freestanding bath serves the remaining rooms.

The self-contained annex (approx. 853 sq. ft.) provides outstanding versatility for multi-generational living, guest accommodation, or use as a private home office or rental opportunity. It features an open plan kitchen / living / dining room, bedroom, and bathroom, together with an external store room, workshop, plant room, and large loft room above offering excellent storage or conversion potential.

Set within grounds of approximately one-third of an acre, Olive Tree House enjoys an enviable setting with wrap-around gardens that enhance its privacy and sense of space. The grounds are thoughtfully landscaped and feature extensive lawns bordered by mature planting, creating a peaceful and secluded environment. To the rear, a large south-west-facing garden captures the best of the afternoon and evening sun — perfect for outdoor entertaining, family gatherings, or quiet relaxation. A spacious patio terrace adjoins the house, offering the ideal spot for al-fresco dining. Walled garden areas add both character and additional seclusion, while the property benefits from ample off-road parking and space for further landscaping or potential outbuildings (subject to permissions).

Monk Sherborne is a quintessential English village surrounded by open countryside yet within easy reach of nearby towns and amenities. The village benefits from a strong community spirit, a historic church, and scenic walks through surrounding farmland. Nearby Tadley (approximately 2 miles) and Basingstoke (around 6 miles) provide a wide range of shops, leisure facilities, and highly regarded schools. Basingstoke railway station offers fast and frequent services to London Waterloo in under an hour, while excellent road connections via the A33, M3, and M4 make the location ideal for commuters. Local pubs, country lanes, and village events add to the area's appeal, making Monk Sherborne one of North Hampshire's most desirable rural communities.

Disclaimer: CGI images are for illustrative purposes only and may not represent the final appearance of the property.



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Approximate Area = 2574 sq ft / 239.1 sq m

Annexe = 351 sq ft / 32.6 sq m

Outbuilding = 257 sq ft / 23.8 sq m

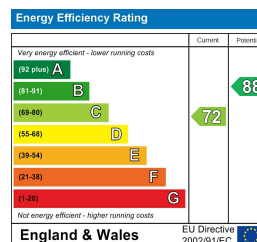
Total = 3182 sq ft / 295.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Waterfords. REF: 1374513

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