

Hookers Farm, Hartley Wespall, Hampshire





A well-presented family home with secondary accommodation **offering a most fantastic lifestyle** including a tennis court, swimming pool and stabling.

Summary of accommodation

Ground Floor: Reception Hall | Drawing room | Dining room | Sitting room | Study | Kitchen | Breakfast room | Boot room | Laundry room | Garden room and cloakroom

First Floor: Principal bedroom with dressing room and adjoining shower room | Guest bedroom with adjoining bathroom | Three further bedrooms | Family bathroom

Ancillary accommodation: Kitchen | Dining room | Sitting room | Bedroom | Bathroom | Storeroom/bedroom two

Outside: Two single garages | Garden machinery store | Wine store | WC | Stabling with three loose boxes and feed store | Greenhouse

Swimming pool | Tennis court | Ménage | Mature garden and grounds

Approximate Gross Internal Floor Area: House: 3,541 sq ft (329 sq m)

Cottage: 840 sq ft (78 sq m)

Storage areas incl. first floor storage: 754 sq ft (70 sq m)

Stables: 517 sq ft (48 sq m)

In all about 1.42 acres. A further 2 acres of pastureland available to rent.

Distances

Basingstoke 7 miles (London Waterloo via Basingstoke Station from 44 minutes), Sherfield-on-Loddon 2 miles

Reading 11 miles (London Paddington from 23 minutes), M4 (Junction 11) 9 miles, M3 (Junction 6) 5 miles

(All distances and times are approximate)



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North Hampshire

Hookers Farm occupies a delightful rural setting close to the Hampshire/Berkshire borders. It lies between the hamlet of Hartley Wespall, Turgis Green and Wellesley Prep School and is surrounded by the Duke of Wellington Estate. Hartley Wespall and Turgis Green are both small rural communities mid-way between the larger centres of Basingstoke and Reading.

The nearby village of Sherfield-on-Loddon provides excellent local facilities including a general store which has a butchers and bakery, two public houses, coffee shop and post office. The village of Rotherwick is also close-by with its two public houses, Tynney Hall Hotel and golf course.

The regional centres of Basingstoke and Reading are within easy driving distance and provide extensive shopping and recreational facilities.

There are good local state schools in Reading and the popular primary school in the neighbouring village of Rotherwick. Independent schools nearby include Sherfield, Ludgrove, Wellesley Prep School, St Neots, Crosfields, Elstree, Cheam, The Abbey School, Wellington College and Bradfield College.

Communications are first class, being almost mid-way between the M3 and M4 motorways, which provide fast road links to London, the West Country and the international airports.

The mainline stations at Basingstoke and Reading provide links to London Waterloo, Paddington and the Elizabeth line respectively. There is also a branch line station at Bramley with services to Basingstoke and Reading.

Throughout the adjoining countryside are some delightful walks and bridleways, whilst recreational facilities can be found at Wellington Country Park and Wellington Riding Centre.



The property

Hookers Farm is a charming Grade II Listed farmhouse dating from the 17th and mid 19th centuries and has been extensively and sympathetically extended in recent years to provide a wonderful family home. The property is approached through electric gates and its own private driveway, which leads to a gravel parking area in front of the house.

The porch leads into the staircase hallway that has a wooden floor, off which are the two principal reception rooms. The drawing room has a lovely open fireplace and leads through to the garden room. To the other side is the study that leads through to the dining room. The kitchen opens into the adjoining breakfast room and sitting room that form the core of the home. The sitting room has a lovely, high, vaulted ceiling, wood burner and two sets of French doors lead out to the lawn and swimming pool. The farmhouse kitchen has a central island and an Everhot range with doors leading to the larder and also the laundry room. Opening off the kitchen is the breakfast room that has a wood burner and leads through to the garden room that has French doors leading out to the tennis court and terrace. Also off the kitchen is the boot room, WC and back door.



Stairs from the hallway lead up to the first floor landing off which are five bedrooms and a family bathroom. The principal bedroom has a dressing room and an adjoining shower room. The guest bedroom has an adjoining bathroom.



Approximate Gross Internal Floor Area

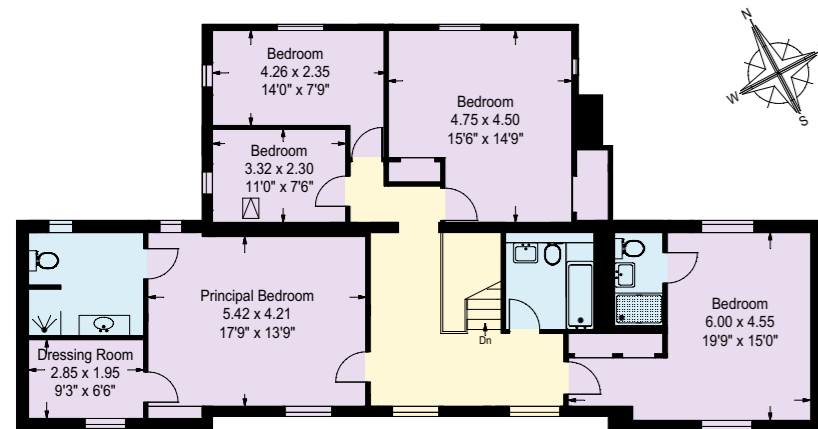
House: 3,541 sq ft (329 sq m)

Cottage: 840 sq ft (78 sq m)

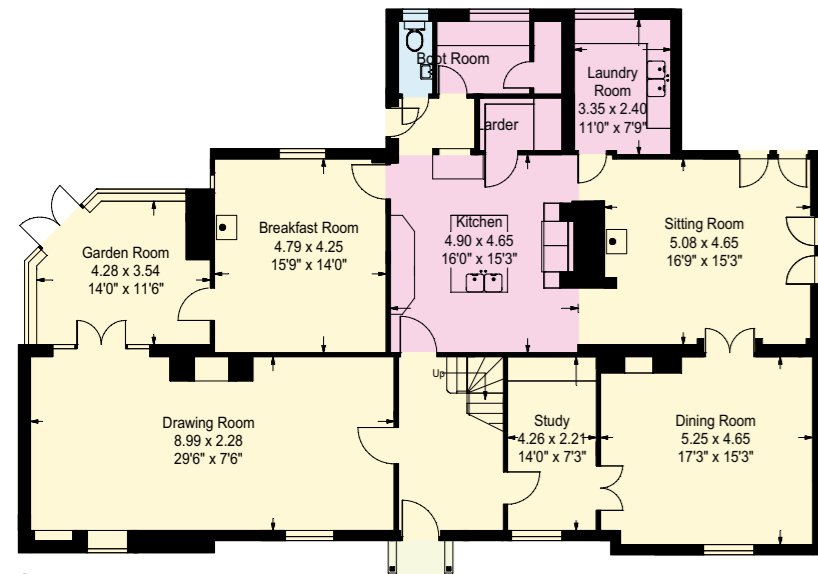
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Stables



Ground Floor



Barn/Cottage

Forming part of the detached barn complex is the ancillary accommodation. The front door leads into the downstairs dining room and adjoining kitchen. Stairs lead up to the first floor sitting room with steps through to the bedroom and on into the bathroom (with both a bath and shower). Beyond the bathroom is a storeroom/occasional bedroom.

Also within the barn is an open storage area (or carport) and further storage that could be used as a single garage. Beside this is a garden store and mower shed. Within this area is a chilled wine store.

The property has stabling for three horses and a feed store, tack room and hard standing area.





Garden and Grounds

The house is surrounded by a lovely mature garden that includes a greenhouse, raised beds and an extensive lawns. There is an outdoor swimming pool with a pool house beside which is a pergola with wisteria. Either side of the front lawn is an outdoor ménage and a tennis court, while central to the lawn is a majestic oak tree.

The current owners rent approximately 2 acres of pastureland from the Stratfield Saye Estate. Subject to discussions with the estate, it might be possible to continue with the arrangement.

Services

Mains water and electricity, private drainage. Oil-fired heating.

Viewings

Viewing by prior appointment only with the agent, Knight Frank.



Directions (Postcode RG27 0AP)

What3Words: various.state.retailng

Property information

Tenure: Freehold

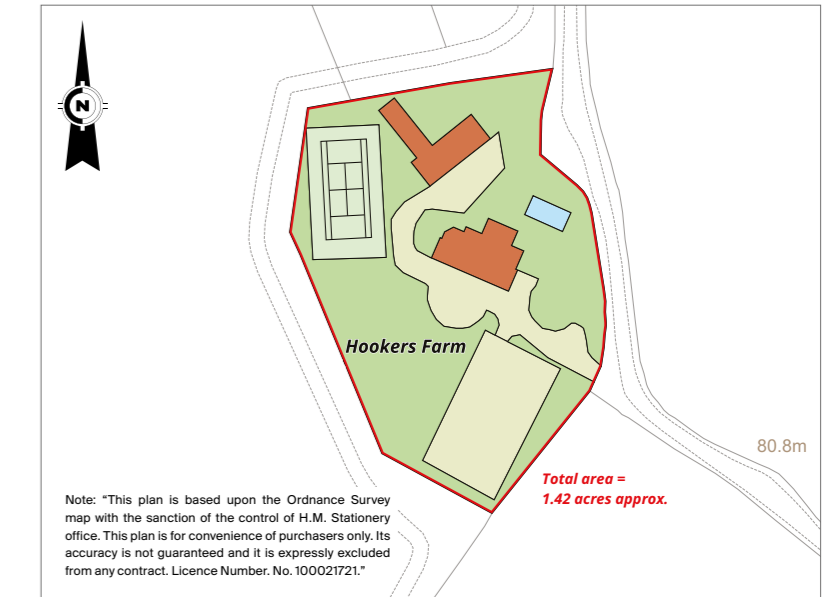
Local Authority: Basingstoke & Deane Borough Council: 01256 844844

www.basingstoke.gov.uk

Council Tax: Band G

EPC Rating: Hookers Farm – E

The Cottage – D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated May 2023.

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