



Lower Pitham House, Heckfield



Charming period home

Lower Pitham House is a beautiful attached Grade II listed property dating from the 17th century, located in a wonderful setting surrounded by Stratfield Saye Estate land. It has been tastefully updated to provide a wonderful blend of modern day living with fine period features and hosts a wealth of charm and character, including exposed beams and wooden latch doors.

The accommodation comprises a double aspect sitting room with wood burner and dining room with inglenook fireplace. The bespoke kitchen is beautifully appointed, with a breakfast bar, butler sink and space for appliances. Completing the ground floor is a snug with double doors out to the garden and a cloakroom.

On the first floor is the main bedroom with built-in wardrobes, fireplace and a beautifully appointed en suite bathroom with twin wash basins. There is a further bedroom with en suite shower room. Accessed via a separate staircase from the snug is the third bedroom with wood burner, shower room and WC.

Outside, is a paved area ideal for al fresco dining. Beyond is a parterre garden interspersed with box hedged flower and shrub beds. There is also a single garage.

Adjacent to the property is a further area of land planted with an array of trees, together with a seating area with pergola over. This is rented from the Stratfield Saye Estate, currently for £163 per month.



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Mileages

Hartley Wintney 6 miles, Winchfield 7.5 miles, Basingstoke 8 miles, Reading 9 miles, M3(J5) 7.5 miles, M4(J11) 7.5 miles, London Waterloo from Winchfield and Basingstoke Stations from 49 minutes and 44 minutes respectively. London Paddington from Reading Station from 23 minutes. All distances and times are approximate.

Situation

Lower Pitham House is tucked away down a private lane on the edge of the village of Heckfield, surrounded by picturesque countryside. Within the village is a church, village hall, public house and hotels, together with the Wellington Farm Shop close by. Everyday shopping facilities can be found in the nearby villages of Hartley Wintney and Hook, with Basingstoke and Reading nearby providing a broader range of shopping, recreational and educational facilities.

Independent schools nearby, including Daneshill, St Neots, Sherfield School, Elstree, Wellington College and Lord Wandsworth.

Communication links are excellent with the M4 and M3 being equi-distant and regular services to London Waterloo via Hook, Winchfield or Basingstoke Stations and London Paddington via Reading Station.





Services

Mains water and electricity. Oil fired heating. Shared private drainage.

Local Authority: Hart District Council

Council tax band F

Tenure Freehold

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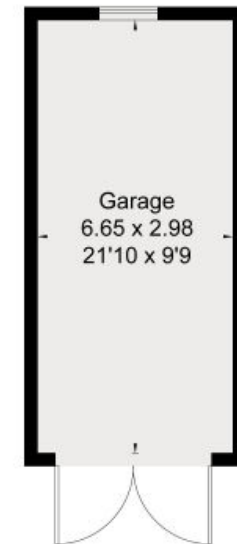
Postcode: RG27 0LW







First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

Approximate Gross Internal Floor Area
177.7 sq m / 1,913 sq ft
Garage 19.9 sq m/214 sq ft
Total 197.6 sq m/2,127 sq ft
Incl Limited Use Area (8.2 sq m/88 sq ft)

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.

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I would be delighted to tell you more

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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 April 2023. Photographs and videos dated April 2023.

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