

Flinders, Mattingley, Hook, Hampshire

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An attractive, **stylishly extended and refurbished** family house offering four/five bedrooms, four reception rooms, a detached annexe and a fabulous southwest-facing grounds of around 3 acres.

**Summary of accommodation**

**Ground Floor**

Entrance hallway | Drawing room | Family kitchen | Sitting room | Garden room | Study | Snug | Library | Wine store | Utility room | WC

**First Floor**

Principal bedroom with en suite bathroom | Bedroom with en suite bathroom | Three further bedrooms | Family bathroom

**Outside**

Double garage with annexe studio | Shower room

Formal garden | Garden store | Stable

In all about 3 acres

**Distances**

Hartley Wintney 3.5 miles, Hook 3 miles, Basingstoke 10 miles, Reading 12 miles, London 44 miles, M3 (Junction 5) 3.5 miles

M4 (Junction 11) 8.2 miles, London Waterloo via Winchfield Station (4.8 miles) 50 minutes

(All distances and times are approximate)



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The gardens are of particular note, being south and west facing with colourful floral borders and wide areas of terrace for outside entertaining and a large lawn. To the south of the lawn are two paddocks that are open into each other with former stables and a gate to the lane.

## The property

Flinders is an attractive period family house that has been redesigned and extended in recent years and now offers fabulous flexible accommodation perfectly created for modern family living. On the ground floor there are a number of reception spaces including an outstanding family kitchen which is open to the garden room and sitting room forming over 50ft of entertaining space - all filled with light. There is a comfortable drawing room with impressive fireplace off the garden room with a library and snug completing the day to day living space. The central hall leads into a large laundry/boot room and onto a modern home office with glass doors onto the garden allowing for memorable garden views.

On the first floor, the principal bedroom enjoys views over the garden with a contemporary en suite bathroom. There are four further double bedrooms and a two bath/shower rooms (one en suite) on this level with two bedrooms currently being used as a dressing room and a walk in wardrobe. Outside, above the detached double garage is a 22ft studio annexe with en suite shower. Further parking is offered on the drive - all behind an electric sliding gate.







## Location

Flinders occupies a delightful rural position between the villages of Rotherwick and Mattingley. Both villages have public houses and churches, with Rotherwick having the well-regarded Whitewater Primary School.

The nearby centres of Hartley Wintney and Hook provide local amenities while the larger towns of Basingstoke and Reading are within easy reach and offer a more extensive range of shopping, educational and recreational facilities.

There are a number of excellent schools in the area including Wellesley Prep School, St Neots, Lord Wandsworth College, Cheam, Wellington College and Robert Mays State School.

Communications are first class, with the M3 and M4 motorways a short distance away, providing access to London, the national motorway network, and Heathrow and Gatwick airports. There are also mainline railway stations at Hook, Winchfield and Basingstoke, which provide fast and regular services to London Waterloo.

The surrounding countryside has numerous public footpaths and bridleways.

## Services

Oil fired heating. Electric AGA. Electric underfloor heating in kitchen.  
Septic tank

## Directions

Postcode: RG27 8LJ  
What3Words: ///clips.slopes.client

## Property information

Tenure: Freehold  
Local Authority: Hart District Council  
Council Tax: Band G  
EPC Rating: D





**Approximate Gross Internal Floor Area**

**House: 375 sq m or 4037 sq ft**

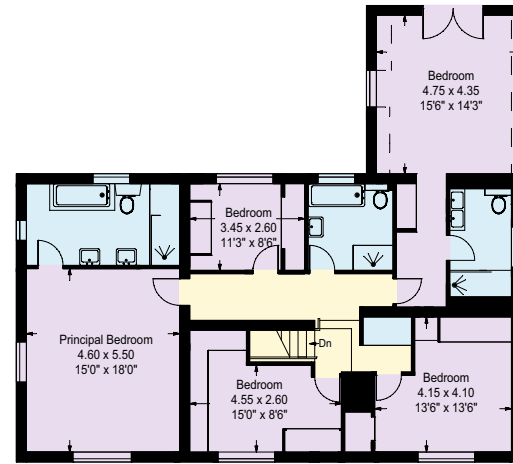
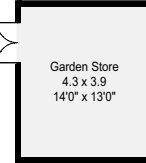
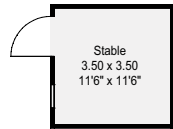
**Annexe Studio: 34 sq m or 366 sq ft**

**Stable & Store: 30 sq m or 323 sq ft**

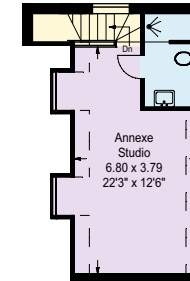
**Garage: 41 sq m or 441 sq ft**

**Total: 480 sq m or 5167 sq ft**

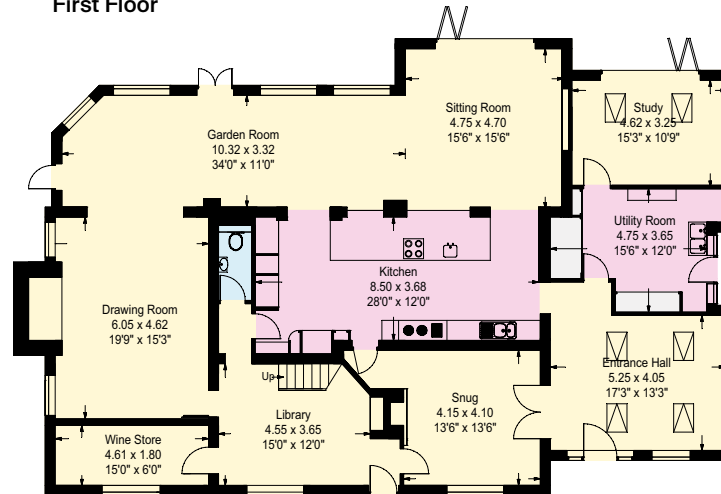
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



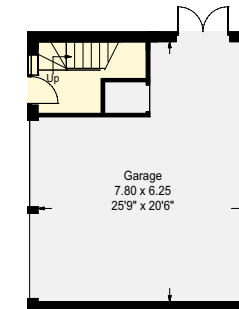
**First Floor**



**First Floor**



**Ground Floor**



**Ground Floor**

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



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 July 2024. Photographs and videos dated July 2024.

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