

Nullis Cottage, Mattingley, Hampshire, RG27



Nullis Cottage, Mattingley

Hampshire RG27

Nullis Cottage is a charming, timber-framed Grade II listed property dating back to the 17th century. This cottage combines historic character with modern comforts. A glazed link between the original part of the house and an extension provides a bright arrival to this characterful home. Heading into the original side, the ground floor offers three reception rooms, each featuring exposed beams and wood frames. The family and sitting room, connect through to each other creating excellent flexible accommodation. The family room, sitting room and dining room are all equally enhanced by hearty wide fireplaces, that are open or feature woodburning stoves.

The family kitchen offers a spacious environment for the family to come together. With a vaulted ceiling and glazed double doors opening to the garden it is wonderfully light. The kitchen is equipped with a four-oven Aga, a Rangemaster Professional gas range, and a Neff electric hob, and a corner window provides lovely views of the garden.

Additional ground floor amenities include a boot room/utility room, a rear hallway, and a cloakroom with a separate shower.



The first floor accommodates the uniquely characterful bedrooms. This includes a principal bedroom with an en suite bathroom, along with three additional bedrooms and a family bathroom.

Outside, the cottage is accessed via a gravel track, with an electric gate leading to a large private gravel parking area.

The property includes a double garage with an annexe above. A path and steps lead to a decked area adjacent to the annexe. The annexe contains a sitting room, bedroom, and a bathroom. Behind the garage, there is a home office or games room.

The expansive garden, measures approximately 1.14 acres, is primarily laid to lawn and includes a large terrace that wraps around the rear of the house. Steps lead down to an expansive area of lawn interspersed with trees and a garden store is located at the far end. Toward the east of the plot, a part of the garden is fenced as a paddock and there is a field shelter adding to the property's rural appeal.



Location

Nullis Cottage is situated in a peaceful position within the small hamlet of Chandlers Green, Mattingley within the parish of Hartley Wespall. Everyday facilities can be found in the nearby picturesque village of Hartley Wintney (6 miles), which has a pretty high street, and Hook (5.3 miles) where there is a Tesco and Sainsburys supermarket. A more extensive and comprehensive range of recreational and shopping facilities are available in the nearby towns of Basingstoke (7.8 miles) and Reading (11.2 miles). There are a number of excellent schools in the area, including Wellesley Prep School, St Neot's and Lord Wandsworth and Whitewater Primary School, in the nearby village of Rotherwick. The M3 and M4 motorways a short distance away providing access to London, the national motorway network and Heathrow and Gatwick airports. Railway stations at Hook, Winchfield and Basingstoke provide a fast and regular services to London Waterloo (from 45 mins). The Stratfield Saye Estate is adjacent and there are numerous footpaths and bridleways over the surrounding countryside.

(All distances and times are approximate).

Tenure: Freehold

Services to the House and Annexe: Mains water and electricity. Private drainage. Gas fired central heating via Calor Gas bulk LPG tank. (Annexe has its own separate boiler).

Local authority: Basingstoke and Deane Borough Council

Council tax band: Band G

Postcode: RG27 8LH





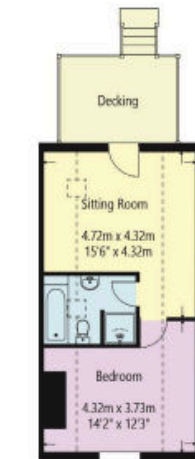
Rural charm in
amongst
Hampshire
countryside



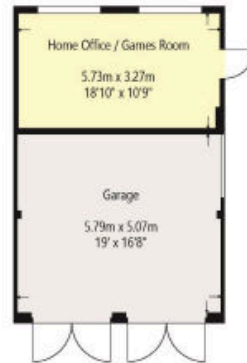
Approximate Gross Internal Floor Area

House: 193.49 sq.m. / 2,083 sq.ft.
Garage and Annexe: 86.07 sq.m. / 926 sq.ft.

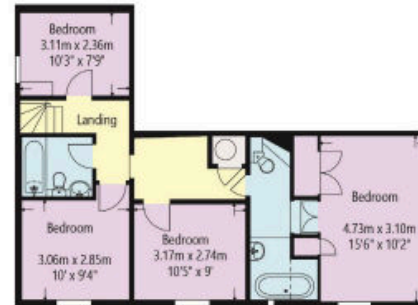
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation



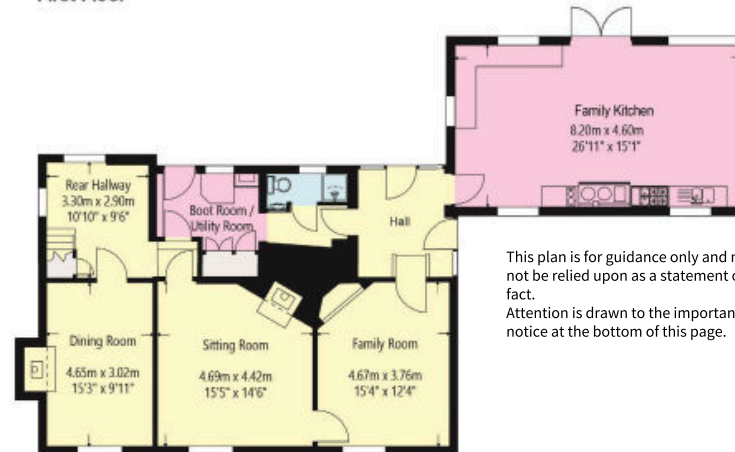
First Floor



Ground Floor



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice at the bottom of this page.

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