



Grendon House

BOTTLE LANE | MATTINGLEY | HAMPSHIRE | RG27 8LD

Wilson | Hill

Main House: 4 Double Bedrooms | 2 Bathrooms (1 En Suite) | Drawing Room | Dining Room | Sitting Room | Kitchen/Breakfast Room | Garden Room | Utility Room | Cloakroom
Pool Changing Room | 3 Store Rooms | Workshop | 3 Bay Car Port incorporating a Single Garage | Swimming Pool | Garden and Paddock in all about 2.7 acres (1.1 ha)

Annexe Cottage: 2 Bedrooms | 2 Bathrooms | Open Plan Sitting/Dining/Kitchen | Home Office | Sitting Room/Occasional Bedroom | Gym | 2 Store Rooms

Mileages: Hartley Wintney 2.5 miles, Hook 2.5 miles, Odiham 6 miles, Basingstoke 10 miles, Reading 13 miles, Newbury 21 miles, Heathrow Airport 29 miles, London 48 miles,
Main line stations at Hook 3.7 miles and Winchfield 4.7 miles, M3 (Junction 5) 14 miles, M4 (Junction 11) 21 miles







| The Property

Grendon House is an attractive Grade II Listed farmhouse dating back to the early 18th Century with Victorian and later extensions. The house has been sympathetically restored and updated to a high standard with careful attention given to interior and exterior detail.

There is an abundance of character throughout the house including working fireplaces and exposed beams and timbers. Three good reception rooms lead from the galleried entrance hall and provide excellent entertaining or family space with a natural flagstone floor running through the drawing room and dining

room which is currently used as a study. The sitting room has beautiful panelling, oak flooring, gas fire and a door out to the garden.

The bespoke kitchen/breakfast room has a good range of painted cupboards under granite worktops and integrated appliances including a Lacanche gas range and the central island unit provides a practical breakfast bar. Opening from the kitchen/breakfast room is a wonderful garden room with a vaulted oak beamed ceiling and two sets of double doors to the outside. On the first floor the dual aspect main bedroom has an en suite bathroom and large walk-in wardrobe. There are a further three double bedrooms and large family bathroom with separate shower cubicle and cast-iron Victorian style roll top bath.

The large annexe provides flexible accommodation with two bedrooms, sitting room, kitchen/games room, two bathrooms and a cloakroom. It provides ideal accommodation for visiting guests, granny annexe or teenagers.

Overall, a fabulous family home with the added convenience of an excellent 2/3 bedroom cottage.





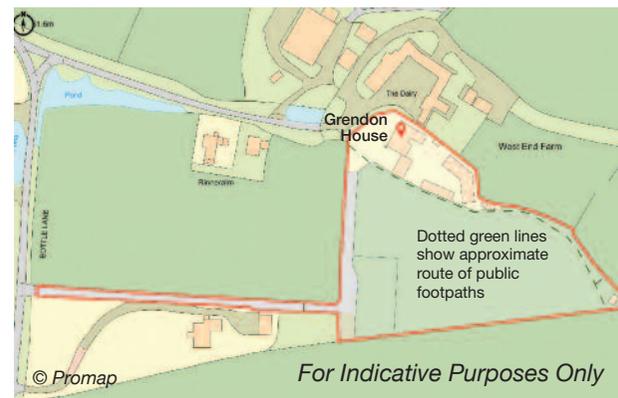
Location

Grendon House is situated on the rural outskirts of the village of Mattingley down a long private driveway and within the village conservation area.

The rural hamlet of Mattingley lies about 2.5 miles from the nearest village of Hook and also within range of Hartley Wintney in an area of un-spoilt countryside. For anyone with country interests, there are good local walks via a network of local public footpaths (including one which runs along the edge of the paddock) and there is also excellent cycling down the local network of country lanes. Within the village there is an old Church, Public House and a village hall. Hook is a large village and is particularly favoured for its access to the commuter routes and with a mainline station serving London Waterloo. The village provides facilities for day to day needs including a supermarket, post office, doctors surgery, dental surgeries and veterinary surgery. Additionally, there are several public houses and restaurants along with infant and junior schools. There is also a wide selection of private schools in the

area including Daneshill, St Neots, Lord Wandsworth and Wellington Colleges.

The larger regional centres of Basingstoke and Reading are within reasonable driving distance and provide a much greater range of shopping and recreational facilities. The property lies between the M3 and M4 corridors providing easy access to the national motorway network and Heathrow/Gatwick Airports.





Outside

Grendon House is approached via iron gates onto a long private gravel driveway leading up to the house. The large gravel driveway provides plenty of parking and gives access to the traditional barn style garage and car ports. A brick pathway leads to the front door, flanked by lawns on both sides. There is also a large flower bed with mature shrubs and flowers.

To the rear of the property there is a patio area with an archway leading into the carport to one side.

The pool is surrounded by garden with a gazebo, changing room and other attractive outbuildings on the other side. A pathway leads through to a pretty part gravel and brick courtyard around which there is the annexe, office, gym, stables and workshop. Adjoining the garden is a large paddock with access to the drive, corner ménage and field shelter.

In all about 2.7 acres (1.1 ha)



Annexe Cottage



Annexe Bedroom



Annexe Bedroom

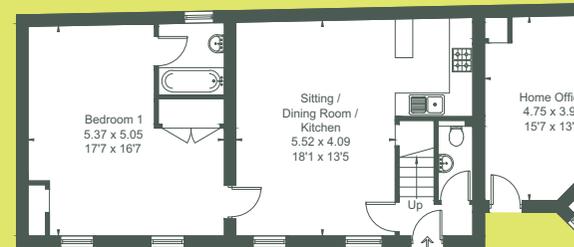
Approximate Floor Area = 301 sq m / 3240 sq ft
 Garage = 18 sq m / 194 sq ft
 Cottage = 119 sq m / 1281 sq ft
 Workshop / Stores = 95 sq m / 1023 sq ft
 Total = 533 sq m / 5738 sq ft



Workshop / Stores
 (Not Shown In Actual Location / Orientation)



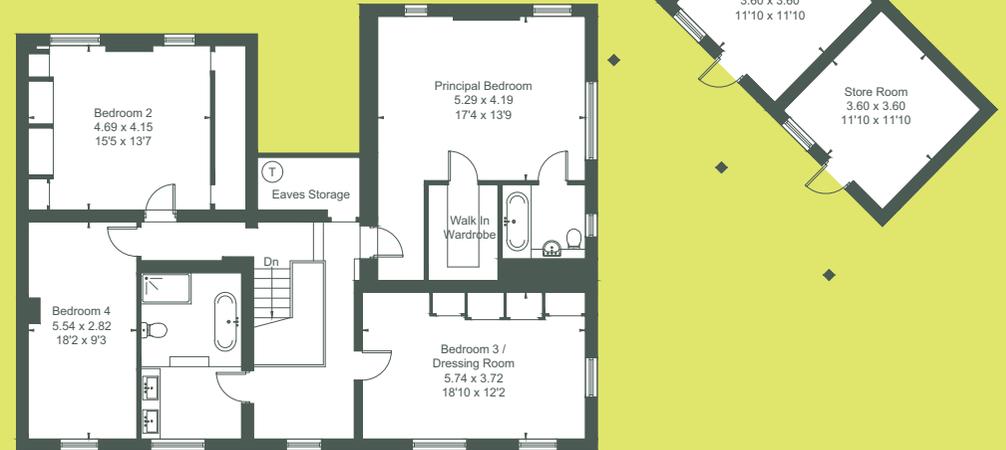
Cottage - First Floor



Cottage - Ground Floor
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

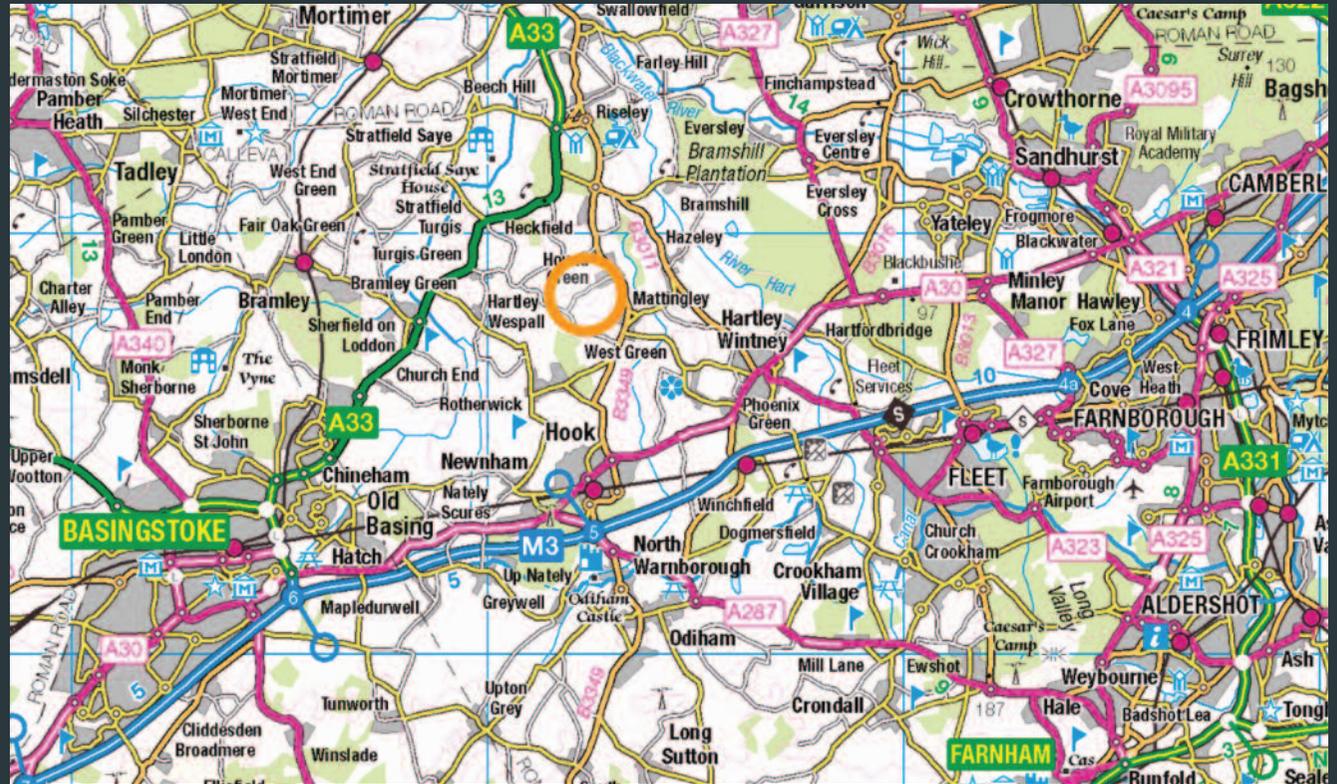
Directions to RG27 8LD

From Junction 5 of the M3 take the turning off the roundabout towards Hook and at the roundabout turn right signposted towards Harley Wintney. Follow this road, continuing straight over the next two roundabouts onto the Reading Road towards Heckfield and Mattingley. Continue for a few miles entering the village of Mattingley turning left towards Stratfield Turgis just after The Leather Bottle Public House. Grendon House will then be found on the right hand side after approximately one mile.

 **WHAT3WORDS** <https://w3w.co/wimp.listen.saloons>



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.



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Services: Mains Mains water, electricity and private drainage. LPG calor gas heating

Council: Hart District Council. Tel: 012520622122

Council Tax: House Band G

EPC: Not required as Listed building

Details dated April 2022 and photographs dated September 2021

Agents Note:

- There is a public footpath which runs through the property in the paddock, with another one crossing the drive
- The Listed Building Entry is registered under West End Farm House, but the postal address is Grendon House, Bottle Lane, Mattingley, Hook RG27 8LD

Viewing strictly by appointment

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