



HACKWOOD GRANGE

TUNWORTH • HAMPSHIRE

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A converted Grade II listed barn set amidst open farmland

Basingstoke 4 miles • M3 (Junction 6) 4 miles • Hook 6 miles • Odiham 7 miles
Winchester 23 miles • London 53 miles • London Waterloo
via Basingstoke from 45 minutes (All distances and times are approximate)

Main House

Reception hall • Drawing room • Snug • Kitchen/breakfast room
Laundry room • Plant room • Larder • Boot room • Cloakroom • Cellar

Master bedroom with en suite bathroom and dressing room

4 further bedrooms including two with en-suite bathrooms and one further family bathroom

Further family room/sixth bedroom

Cottage

Sitting room • Kitchen • Shower room • Mezzanine bedroom

2 large traditional barns • Garden/machine storage • Greenhouse

Gardens • Pastureland • Tennis court • Orchard • Woodland

Approximate gross internal floor area of main house: 6,567 sq.ft. / 610 sq.m.

In all about 10.3 acres (4.2 hectares)





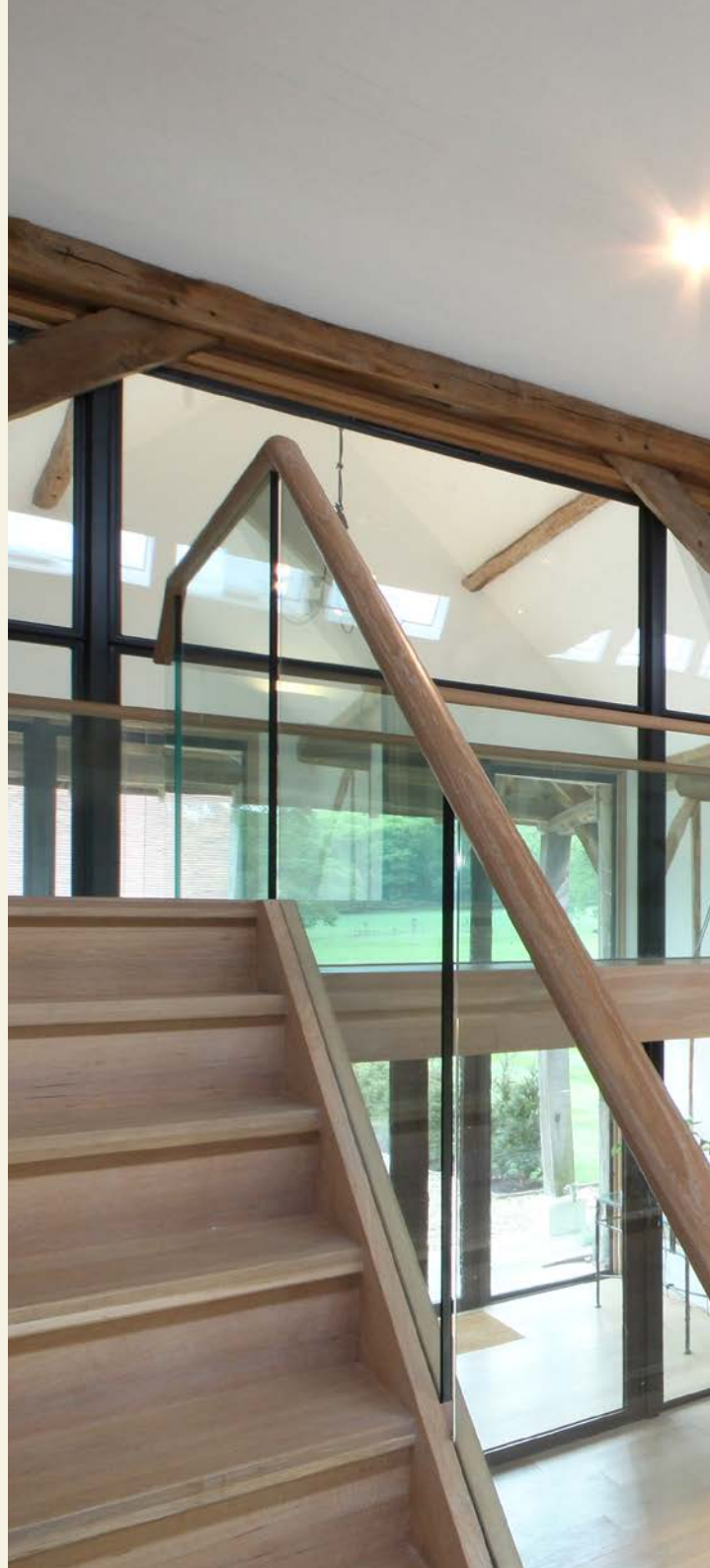




The House

Hackwood Grange is a fabulous Grade II listed barn conversion by Batterham Matthews architects. The collection of 18th century timber framed barns were originally used as the main farm to the Hackwood estate until modern units were required in the 1950's.

Retaining the character and scale of the former storage barn, only the end sections are converted into two-storey living spaces, leaving a large light central open area complete with a hanging gallery and stairs. The building is now a dramatic open plan contemporary living space.



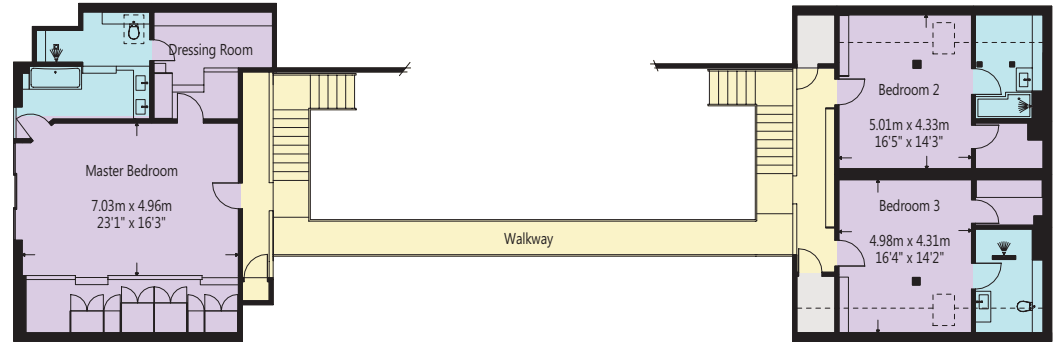
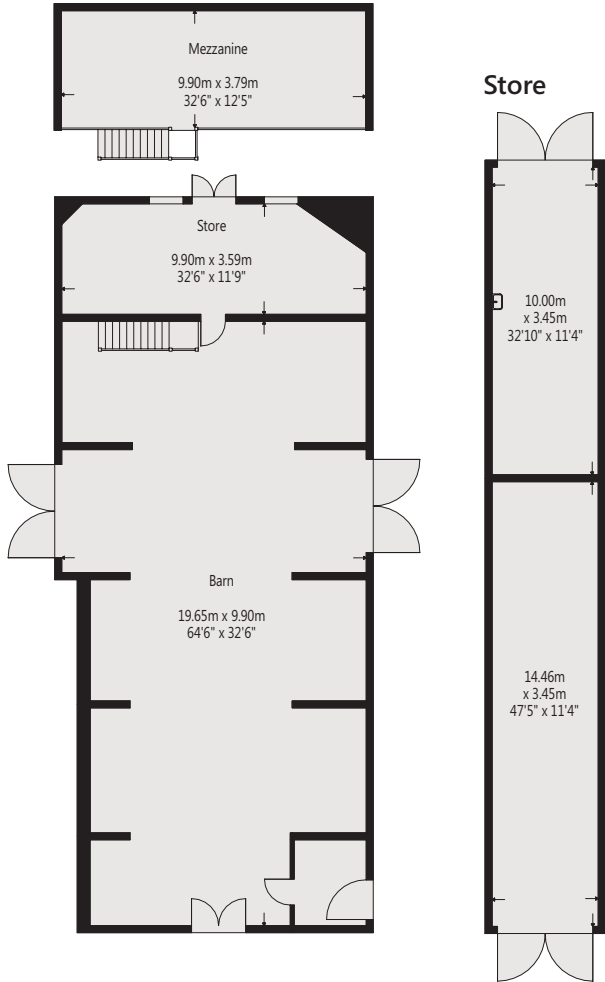




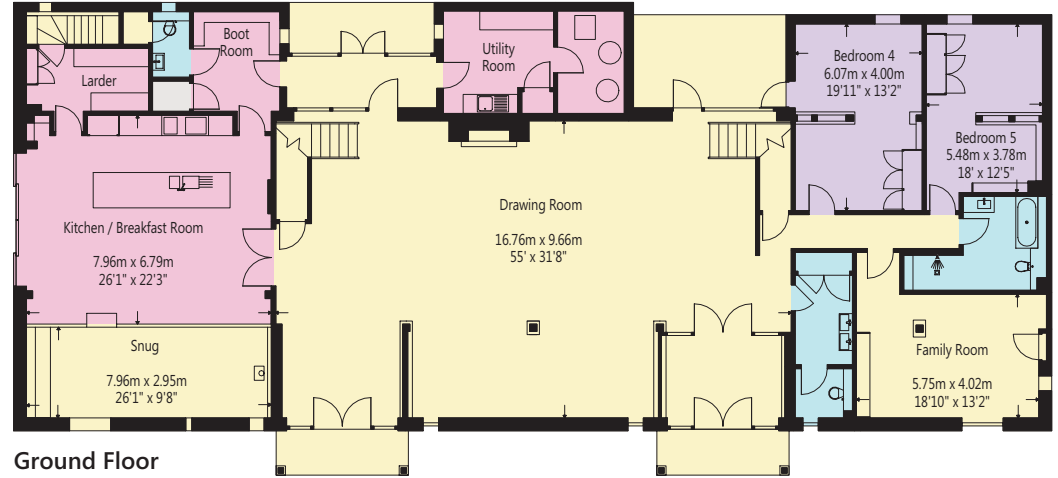




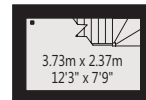
Barn A



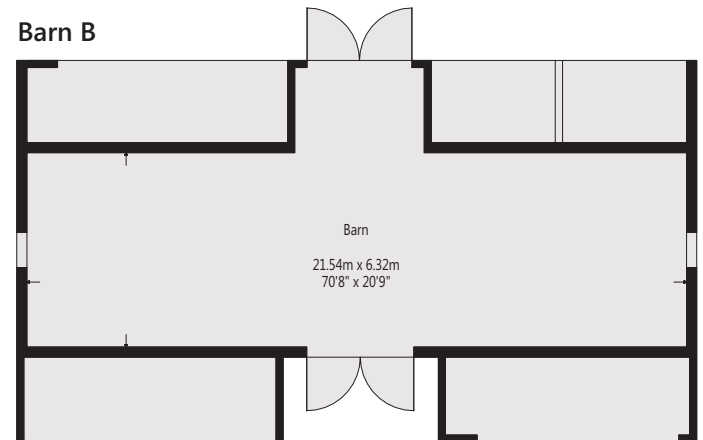
First Floor



Ground Floor



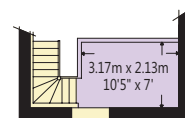
Cellar



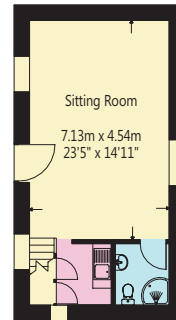
- Approximate Gross internal Area:**
- House: 610.10 sq.m. / 6,567 sq.ft.
 - The Cottage: 52.35 sq.m. / 564 sq.ft.
 - Barn A: 259.56 sq.m. / 2,794 sq.ft.
 - Barn B: 147.23 sq.m. / 1,585 sq.ft.
 - Store: 84.96 sq.m. / 915 sq.ft.
- Reception
 - Kitchen/Utility
 - Bedroom
 - Bathroom
 - Storage

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. Outbuildings are not shown in actual location or orientation.

The Cottage



Mezzanine



Ground Floor







The Land

There are 10.3 acres of which about 1.25 acres are gardens, designed by Christopher Masson. The pastureland lead the eye towards the woodland, carpeted with blue bells in springtime. The ancient hazel coppice is covered in snowdrops. There is an orchard, vegetable garden and tennis court.





Outbuildings

There are two traditional listed agricultural barns, workshops, storage, garden shed and a greenhouse. One of the barns could be converted to an indoor pool subject to planning. There is planning permission for an outside swimming pool beside the terrace.

The Cottage

This pretty building comprises a sitting room, kitchen, shower room and a mezzanine bedroom and is ideal for staff or for use as a guest house or an elderly relative.







Schools

The area is spoilt for choice, which includes Daneshill, Lord Wandsworth College, St Neots and Cheam.

Winchester is 23 miles and includes; St Swithun's School, Twyford, The Pilgrims' School, Winchester College.

Ascot is 27 miles and includes; St Georges School, Heathfield School, St Mary's Ascot, Sunningdale.

Oxford is 45 miles and includes; Abingdon, The Dragon School, St Edward's, Radley College, Summer Fields School.



Shopping

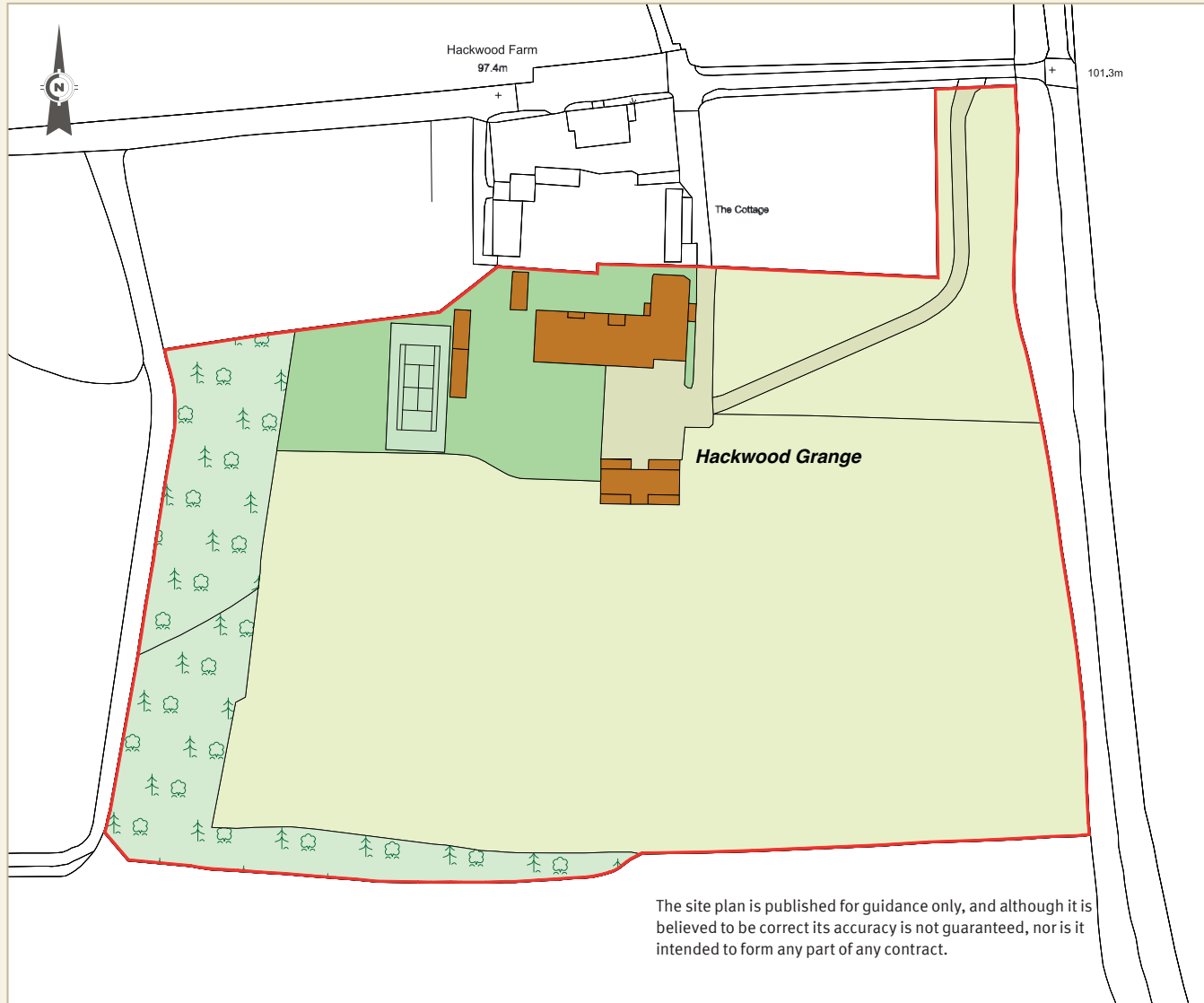
The major centres of Basingstoke and Winchester are within easy driving distance, offering a comprehensive range of shopping and recreational facilities. Hook and the market town of Odiham are ideal for local shopping.



Travel

There is a regular train services to London Waterloo via Basingstoke (7 minutes drive) from 45 minutes. The M3 is within easy driving distance and provides rapid access to London, the South Coast and West Country. Heathrow Airport is 35 miles and Southampton Airport is 32 miles.

(All distances and times are approximate)



The site plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

Services

Mains water & bore hole. Mains electricity. Ground Source Heat Pump for water and underfloor heating throughout the house. Private drainage. Cottage has storage heaters.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc, are specifically excluded but may be made available by separate negotiation.

Local authority

Basingstoke and Deane Borough Council
Tel: 01256 844844 www.basingstoke.gov.uk

Council tax: Band F

Viewing

Viewing by prior appointment only with the Agents.

Directions (Postcode RG25 2LB)

From the M3 (Junction 6) proceed on the A30 towards Old Basing. after a mile take the right turn onto Huish Lane. Carry along this road for approximately 1 mile and turn left onto Tunworth Road and follow the road round to the right. The turning to Hackwood Grange is a few hundred yards on the right hand side. Proceed up this private road and the house is the first turning on the left hand side.



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Particulars dated: April 2017. Photographs dated: May 2014.

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