



BEAVERS
HOOK



*A charming Edwardian home
reimagined for modern living*





A spectacular transformation

Behind the pretty Edwardian façade, the house has been transformed into a home perfectly suited to modern family life, blending attractive period character with a spectacular contemporary extension and beautifully landscaped gardens.

The heart of the home is the show-stopping kitchen and family room, opening through tall glass doors onto the garden, with the main bedroom suite above enjoying the same aspect. Daylight pours into the uplifting spaces to relax, entertain and come together.

In 2020, the addition of a heated swimming pool and extensive landscaping elevated the house still further, turning the garden into a private retreat for entertaining, and quiet moments of escape.



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First impressions

The approach to Beavers is every bit as welcoming as the house itself. A manicured front garden and geometric pathway lead to the elegant Edwardian façade, while electric gates open onto a paved driveway with parking for two cars and a rebuilt garage – a secure home for a cherished car or a collection of bikes.

Inside, the hall draws your eye straight through to the beautifully landscaped garden beyond, instantly creating a sense of light and space. To the front, a versatile room, currently used as a gym, could just as easily serve as a home office, while a practical study nook sits neatly off the hall.



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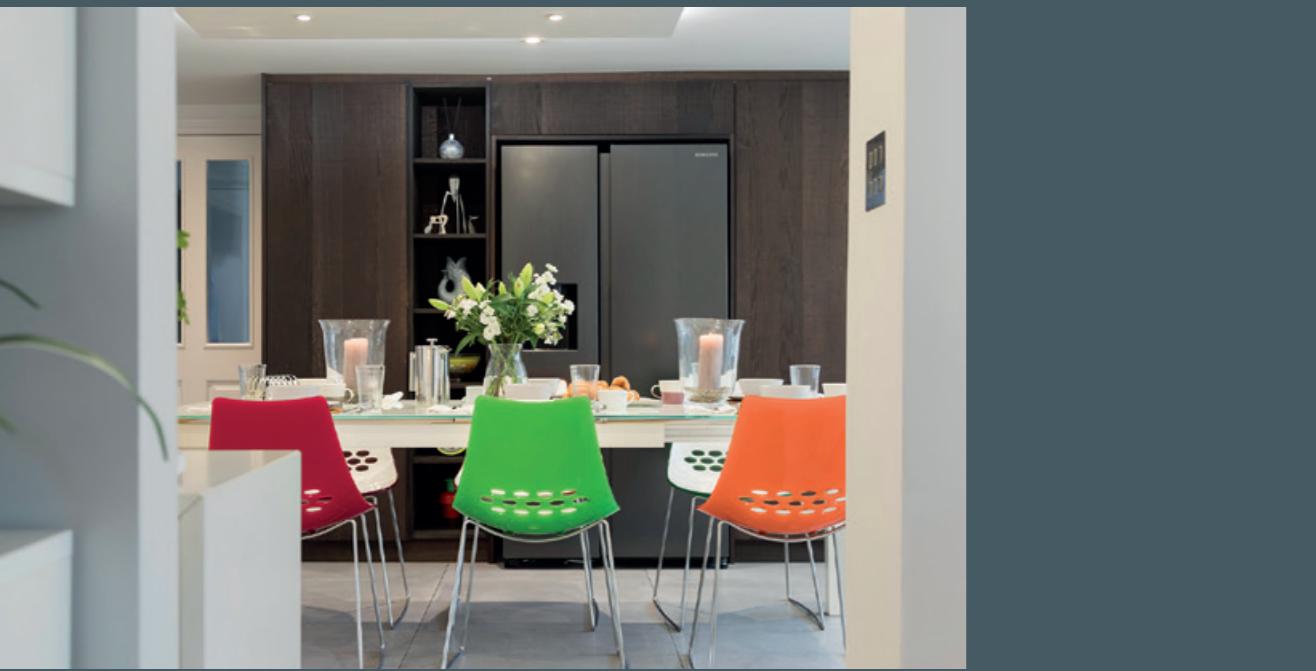
The heart of the home

A sensational extension has transformed the rear of the house, creating a superb kitchen/dining room and adjoining family space. The kitchen is as elegant as it is sociable, with sleek Miele integrated appliances and a central island that invites family and friends to gather. From here, the eye looks out across the garden to the pool, making even everyday moments feel special.

An internal feature window brings further light and a contemporary flourish, while beyond the main cooking area lies a bright dining room – ample enough for family celebrations or special dinners, with thoughtful space for storage to keep everything in order.

*A stylish and
sociable space*





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Practical needs are seamlessly provided for by a separate utility room, discreetly housing everyday essentials and providing handy side access to the property. With its sink, fitted storage and adjoining cloakroom, it's the perfect place to shed coats and boots before stepping into the main house.

A separate snug provides the perfect hideaway for a film night or a quiet read, its décor creating a cosy yet sophisticated room for relaxing.





A space for all seasons



From both the kitchen and the sitting room, sliding glass bifold doors open onto a generous terrace, seamlessly connecting house and garden. This is a space for all seasons – from leisurely breakfasts in the morning sun to relaxed family suppers and long summer evenings outdoors.

Multiple seating areas and a gazebo with a roof that can be opened or closed to suit the weather create the ideal setting for shady lunches or lively get-togethers. Beyond, the sparkling pool, framed by manicured lawns, is an appealing centrepiece of the garden.





Rest & relaxation

While the kitchen and family room form the vibrant hub of daily life, the adjoining sitting room flows seamlessly alongside, extending the sense of space and connection. Running the full length of the house and accessed from both the hall and the dining room, it combines generous proportions with fabulous ceiling height to create a light, welcoming atmosphere at the heart of the home.

At one end, a cosy gas fire makes a welcoming focal point for quiet evenings, while the rear of the room provides an elegant setting that's perfect for entertaining. Floor-to-ceiling doors bathe the space in natural light and open directly onto the wide deck.

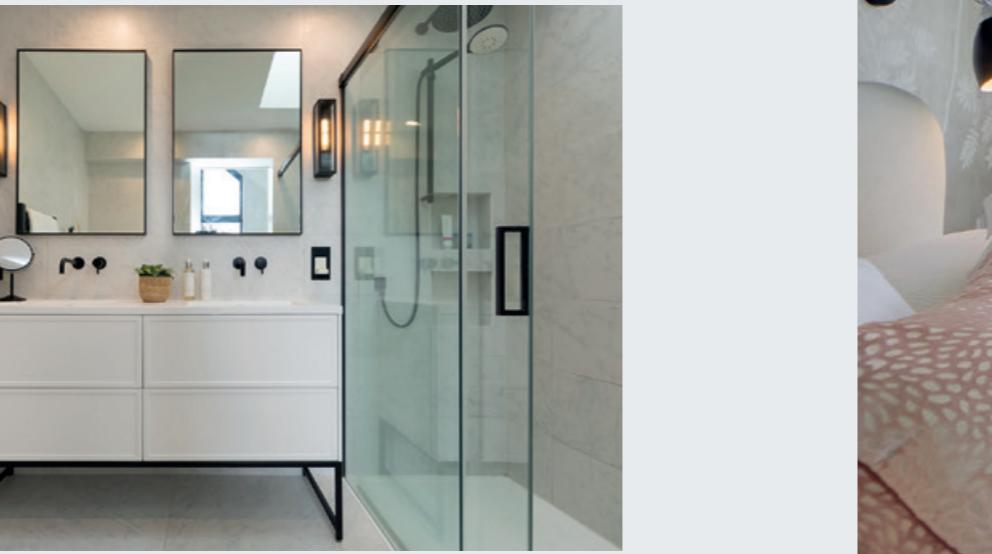
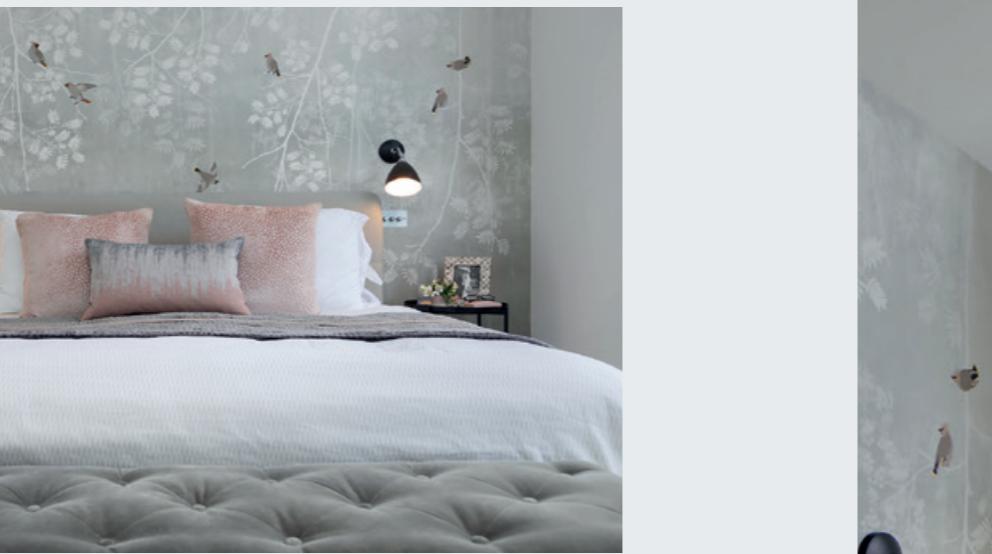


Luxurious slumber



Upstairs, the principal suite is a true sanctuary. A dressing area, fitted wardrobes, air conditioning and a beautifully appointed en suite combine elegance with comfort, while the vaulted ceiling, gable window and French doors to a Juliet balcony bathe the room in daylight and frame delightful garden views.

The high-quality finish continues across the upper floor, where an elegant family bathroom serves the additional bedrooms. A bright landing with a window creates an airy transition between spaces.





Generous size, bedroom two benefits from its own ensuite shower room and retains charming original fireplace features, blending comfort with character.

Bedroom three is currently open to bedroom four, creating a particularly spacious arrangement with a separate study and sitting area. It also enjoys an original fireplace. If preferred, it would be straightforward to reinstates the wall, restoring two well-proportioned double bedrooms.

A further fifth bedroom provides flexibility as a nursery, hobby space or additional study – perfect for today's demand for home and home offices.

The great outdoors



The garden is a highlight of Beavers. Expertly landscaped, it centres on the heated swimming pool, fitted with a child- and pet-safe cover. Wide terraces provide ample space for dining and lounging, while lawns and mature planting give a sense of seclusion and peace.

A summer house – currently enjoyed as a teenage den and ideal for hobbies and creative pursuits – adds further versatility, while a discreet workshop/store provides valuable extra space.





In the area

Beavers sits on one of Hook's most sought-after roads, where houses rarely come to the market. This leafy, well-established setting combines the best of village life with everyday convenience, being just a short walk from local shops, cafés and highly regarded schools.

For commuters, Hook station is less than a ten-minute walk away, with direct services to London Waterloo in as little as 53 minutes. When it's time to unwind, the countryside is on the doorstep, with open fields and woodland offering endless opportunities for walking, cycling and exploring.

The pretty village of Rotherwick, easily reachable with a short stroll across the fields, has two popular pubs and the prestigious Tylney Hall Hotel for more formal occasions.

Nearby Hartley Wintney and Odiham provide country pubs, boutiques, restaurants and a wider choice of amenities.

Families are especially well provided for when it comes to education. Just a short stroll from the house are Hook Infant School (Outstanding, Ofsted) and Hook Junior School (Good), making the school run especially convenient. For older children, the popular Roger May's School in Odiham (Good) is only a ten-minute drive.

There is also an excellent choice of independent schools within easy reach. St Neots in Eversley, Wrekin Prep at Stratfield Turgis, and Sherfield School all enjoy strong reputations, while Lord Wandsworth College at Long Sutton offers an outstanding senior option, praised by IS for both academic achievement and pastoral care.

Floorplans

FLOOR AREA
2,507 sq ft (232.9 sq m)

OUTBUILDINGS
268 sq ft (24.9 sq m)

GARAGE
188 sq ft (17.5 sq m)

TOTAL
2,963 sq ft (275.3 sq m)



Illustration for identification purposes only,
measurements are approximate and not to scale.

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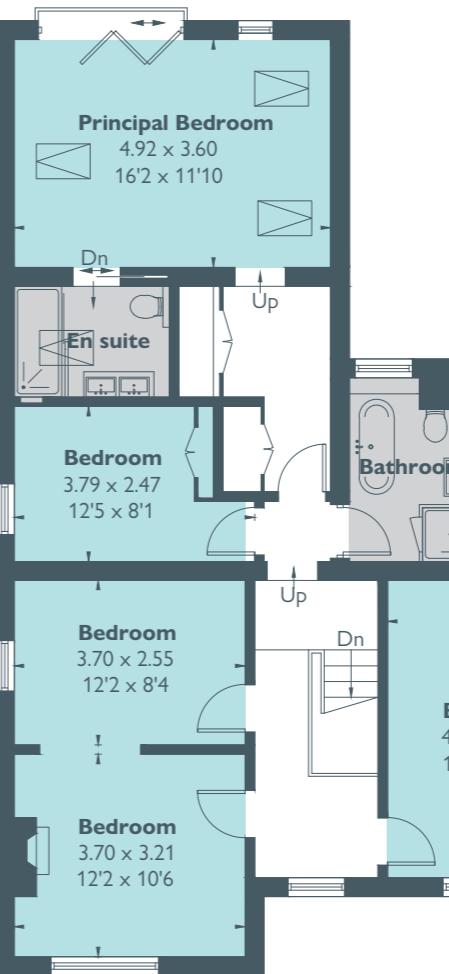
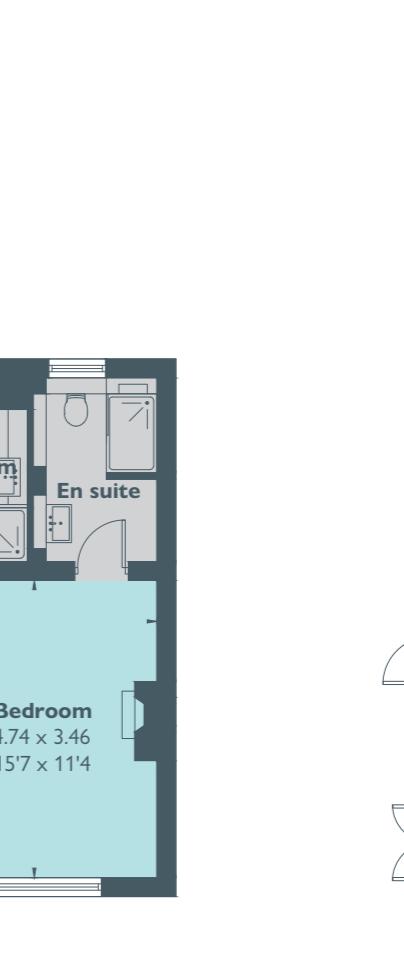


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At a glance

OVERVIEW

- Charming Edwardian home with modern interiors
- Spectacular kitchen and family room with garden doors
- Elegant through-sitting room and separate snug
- Versatile gym/home office plus study nook

- Principal bedroom with dressing area, en suite and air conditioning
- Two further double bedrooms (with option for three)
- Additional nursery/study room
- Heated swimming pool with safety cover
- Landscaped gardens with terrace and teenage den
- Electric gates, driveway parking and rebuilt garage

- One of Hook's most desirable roads
- Walking distance to shops, schools and station
- London Waterloo in as little as 53 minutes

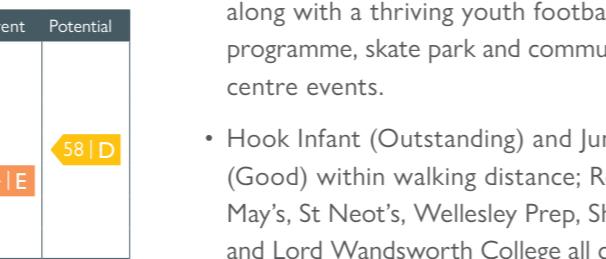
GARDEN & GROUNDS

- Extensive wraparound dining terrace
- Luxurious heated swimming pool with electric rigid safety cover
- Manicured, lawned garden, fully fenced
- Integral garage
- Off-street parking for two cars
- Summer house with separate workshop/store

SERVICES

- Mains electricity, gas, water and drainage
- Underfloor electric heating in all the bathrooms
- Oil-powered central heating
- Air conditioning in principal suite
- Megaflo hot water system
- Openreach Broadband up to 1,600 Mbps available, (current speed 940 Mbps)
- Council Tax Band G
- CCTV system

ENERGY PERFORMANCE



Ingham Fox use all reasonable endeavours to supply accurate property information. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Ingham Fox has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the seller.





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