

HEATH COTTAGE

HAZELEY BOTTOM, HAMPSHIRE





VIVE LA DIFFERENCE!

We are delighted to introduce you to the refreshingly original Heath Cottage, an exceptional four-bedroom country residence that's anything but run-of-the-mill.

Dating back to 1840, the link-detached cottage was extended in the late 1970s and early 1980s to create the striking 2,849-sq-ft home it is today. A quirky layout defines and future-proofs this super-flexible country home cosily ensconced within the idyllic hamlet of Hazeley Bottom, just outside the sought-after village of Hartley Wintney.

You can revel in the country lifestyle yet be in London within an hour - it's just two miles to Winchfield station to catch mainline trains to Waterloo while the nearby M3 whisks drivers towards the city or down to the coast, both in little over an hour.





The entrance hall of Heath Cottage leads to a study and a family room, a fabulously sunny orangery, utility room with cloakroom/WC and an integral garage. A spacious principal bedroom suite on the ground floor and a lift to the first floor has future-proofed Heath Cottage, making it perfect for a family with an elderly relative or for those looking to downsize.

Upstairs, under the attractively vaulted and beamed ceiling, the spacious kitchen/breakfast room featuring top-of-the-range appliances flows open-plan into the 40ft expanse of super-comfy lounge/diner, and enjoys delightful countryside views. This fantastic space is further enhanced by French doors to a large balcony - perfect for pre-dinner drinks with guests on a warm summer's evening.

Three further bedrooms are positioned together in the east wing and share a bathroom. Heath Cottage's versatility is its virtue and, while observing any planning permissions required, it could be possible to reconfigure the house layout if desired.

With plenty of parking space in front of the cottage and a generous expanse of mature gardens, Heath Cottage is beautifully presented and has been the happy home of the current owner for 31 years.

Here are the details . . .





UNIQUE FULL OF CHARACTER...

Located just off a country lane, there's gravelled parking space for four cars in front of the house and the integral garage.

Step through the half-glazed front door into the sunny and spacious entrance hall - it draws light from two further windows, one of them overlooking the interior of the orangery, and features copious cloakroom storage, an open-tread oak staircase to the first floor and mellow hardwood flooring.

To the left is the 13x17ft study where there's loads of space for desks, computer equipment, bookcases and so on as well as being the perfect spot for a couple of comfy chairs and/or a sofa for welcoming guests. It has a feature brick wall with a focal point fireplace - and plenty of light pouring in from the pretty-as-a-picture window, with views of the garden.

Adjoining this is the generously proportioned principal bedroom suite featuring a dressing room with a wall of fitted wardrobes that flows open-plan into the 13x11ft bedroom. There's also an underfloor-heated en-suite bathroom with a freestanding bathtub and super-sized walk-in shower.







A 14x10ft family room lies to the right of the entrance hall and is the place for the family to get together, watch TV or relax with a book.

It would also make a great chill-out zone for teenagers away from the first-floor kitchen, lounge and dining room - they can turn up their music, play computer games and tuck into pizza with their friends!

Next to this is the lusciously light and airy orangery with lantern roof and two sets of French doors to pin open in the summer and create that oh-so-desirable merger of indoors with outdoors. It's perfect for family al fresco dining on the patio, or drinks with guests. It's an escapist haven all-year-round thanks to hot/cold air-conditioning and underfloor heating.









A well-equipped utility room has a door to the garden, making it a handy spot for discarding muddy boots and towelling down damp dogs after countryside rambles. There's also a cloakroom with WC and the lift is tucked away in an adjoining hallway, which also has a door to the garage.





HEART OF THE HOME...

The superb selection of rooms and facilities downstairs are emulated upstairs where it's a real 'wow!' moment when you first lay eyes on the magnificent lounge/dining room, an ultra-spacious and characterful living space showcasing the heritage of Heath Cottage with a vaulted and beamed ceiling plus a wood burner set into a red-brick fireplace. There's also underfloor heating and triple-aspect views.

There's plenty of space for convivial family meals or candlelit dinner parties seated round the table in the dining room, which benefits from a set of French doors opening onto the balcony patio; an idyllic sunny spot for relaxing with a morning coffee or a G&T before dinner. Replicate the current owner's set up by adding a drinks bar with a couple of bar stools plus spirits dispensers and shelves for all your bottles and glasses for extra hosting brownie points!

From the first floor terrace, there are steps down to an expanse of lawn with a pretty fishpond – complete with around 300 goldfish and shubunkins.







A KITCHEN WITH PICTURE- PERFECT VIEWS...

The living area sweeps open-plan into the triple-aspect farmhouse-style kitchen/breakfast room. There's plenty of room for a dining table and chairs to meet everyday needs - everything from quick schoolday breakfasts, a browse of the papers over a coffee or casual suppers to children doing their homework. Whatever the activity, those picture-perfect views can be enjoyed via the trio of windows, one on each wall - they up the natural light quotient to great effect.

The elegant hand-made cream fitted kitchen cabinetry under granite worktops exudes quality and includes a Rangemaster AGA stove, twin sinks, Fisher & Paykel French door larder fridge/freezer and dishwasher, plus a Rangemaster drinks fridge. The lift is conveniently positioned nearby, making unpacking the weekly shop that bit less tedious!





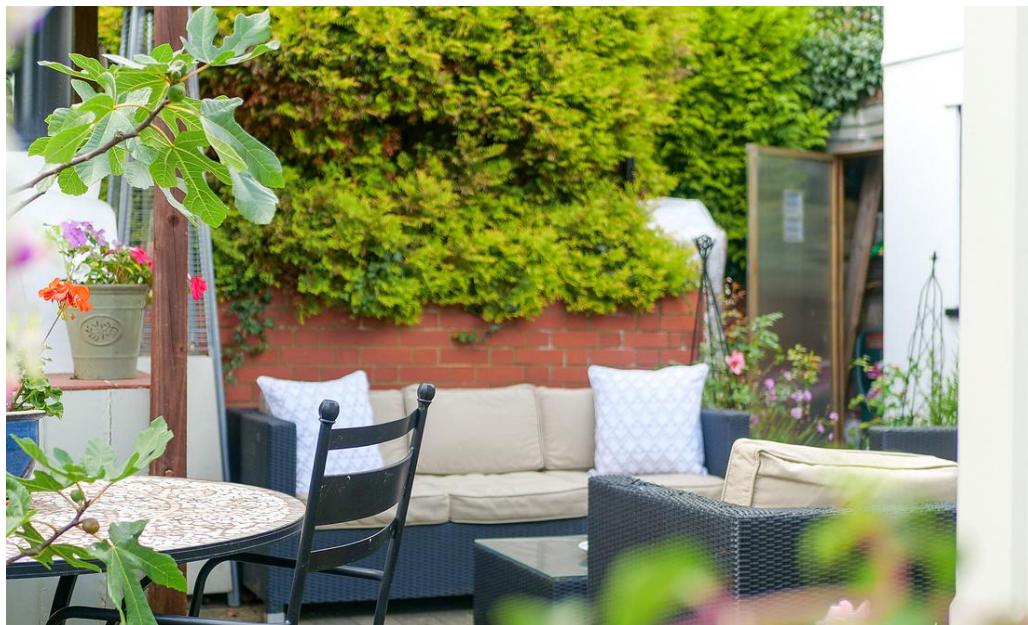


BEDTIME STORY...



A trio of bedrooms, arranged in the east wing of the first floor, includes a pair of doubles, one of which has plenty of fitted wardrobes, and a single – ideal as a guest room or indeed a second, smaller study. They share a good-sized bathroom with a bathtub, shower cubicle, cupboard storage and underfloor heating.





GO OUTDOORS

A quarter-of-an-acre of peaceful gardens adds to the allure of Heath Cottage. Hedged and shielded by shrubbery and mature trees including a pear tree, the paved patio lying behind and to the side of the orangery is bordered by decorative wrought iron fencing with steps up to the large expanse of lawn, which features an ornamental pond. It's a blank canvas for further styling and cultivation as desired.

An additional feature is a pretty, gated wildflower garden and there's also gated access to a public footpath which runs along the side and rear boundaries and is a great place for walking the dog or taking a tranquil evening stroll through the fields. Hazeley Bottom is located on the edge of RSPB conservation heathland protecting such rare birds as Nightjars, Tree Pipits and Woodlarks, so there's plenty of wildlife to be spotted from your very own garden, by those with a keen eye.



ROUND AND ABOUT

Pretty-as-a-picture Hartley Wintney is one of Hampshire's most loved villages, and an idyllic place to put down roots.

It epitomises English country life at its finest with period cottages encircling the village green and duck pond plus a traditional high street with fashion boutiques and independents including award-winning pie shop William Dyer, Tesco Express and Organically Speaking for groceries, Post Office and a selection of pubs, coffee shops and restaurants. It's easy to 'shop local' here!

Notable village hostelries include The Waggon & Horses, which has a lovely beer garden, and The Phoenix Inn with its themed food nights which include mussels, steak and tapas. Dating back 300 years, The Cricketers is steeped in history and overlooks the village cricket green - the oldest continually played cricket pitch and club in England.

A brand new Sainsbury's supermarket is just three miles away in nearby Hook, alongside a large Tesco. The nearest Waitrose supermarket is in Yateley (five miles) while the nearby towns of Fleet, Basingstoke, Wokingham and Camberley have a choice of supermarkets, high street brands, leisure centres and cinemas.

For walking and relaxation, Hartley Wintney has several beautiful Commons including Cricketers Green, Hunts Common with its traditional orchard and Phoenix Green with its wooded paths and magnificent veteran oaks.

Education is a priority for families and, again, the village is well served with two Ofsted-rated 'good' primary schools within a mile and a secondary school, also rated good, at Yateley. There are also four independent schools within a five-mile radius including St Neot's, Wellesley Prep, Hurst Lodge and Yateley Manor.

LOCAL QUICKSTART...



GYM

For fitness fanatics, there are a plethora of independent gyms to choose from in nearby Hartley Wintney and Hook, including The Park Health Club and Diverse Fitness. For a wider range of facilities including swimming pools, Hart Leisure Centre can be found in Fleet - 10 minutes away - or Village Gym in Basingstoke - 20 minutes away by car.



DATE NIGHT

Foodies will be spoilt for choice, as the local area is alive with independent restaurants and pubs sure to host the perfect evening! Nearby Mama Mia and Sorriso offer a flavour of Italy, while The Mutton at Hazeley Heath is both award-winning and within walking distance of Heath Cottage for something super special. The Leather Bottle is a firm favourite for pub grub, while Monsoon offers sensational Indian cuisine.



SCHOOL

The local area is blessed with a fantastic choice of state schools including Greenfields, Oakwood, Robert May's and Calthorpe Park. Alternatively, there are several independent schools within half an hour, including St. Neot's, Hurst Lodge, Farnborough Hill, Salesian College, Sherfield School and St. Nicholas' School.



GROCERIES

'Organically Speaking' is a fantastic local independent on Hartley Wintney high street, with Tesco Express a few doors down for any forgotten items. A large Sainsbury's superstore has recently opened in nearby Hook - a 10-minute drive - where you'll also find a Tesco superstore. Waitrose can be found in Yateley, about five miles away, an enormous Marks & Spencer at The Meadows in Camberley, and Morrisons in Fleet. So, take your pick!



GOLF

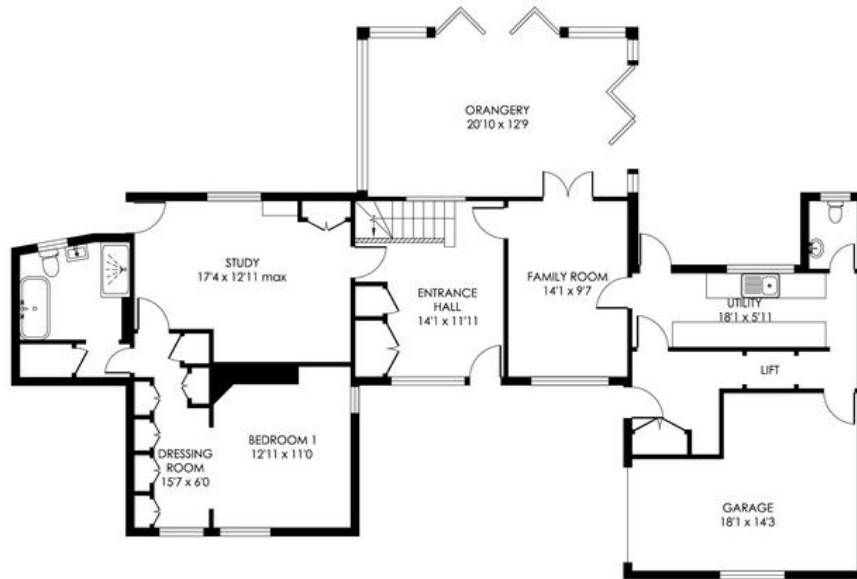
If golf is your thing, you're in luck! North Hampshire is, arguably, home to some of the best golf courses in the South East. You'll find Sherfield Oaks, Tyne Park, Hartley Wintney Golf Club, Weybrook Park and Sandford Springs golf courses all within a half-hour drive from 'home'.



HEALTHCARE

Local GP surgeries include Whitewater Health and the Hook & Hartley Wintney Medical Partnership. For dental needs, The Hartley Clinic, Quintways Cottage Dental and Hook Dental are all nearby. There are also a range of private clinics for healthcare and aesthetic treatments, including The Hartley Clinic and The Female Health Clinic in Hartley Wintney.

FLOORPLANS



GROUND FLOOR



FIRST FLOOR

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	2693 SQ FT
GARAGE :	219 SQ FT
TOTAL AREA :	2912 SQ FT

WATCH THE FULL VIDEO TOUR



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SPECIFICATIONS

- A beautiful country home, set within the countryside of Hampshire conservation area, Hazeley Bottom
- Over 2,800 sqft of flexible living accommodation
- Ideal for downsizers, families, or multi-generational living
- Four bedrooms and two bathrooms
- Multiple reception rooms
- Lift servicing the first floor
- Grounds totaling one-quarter of an acre
- Huge potential to extend, or re-model (subject to planning permission)
- Double garage
- Access to public footpath from garden
- Close to well-renowned pubs, restaurants and independent shops and cafés
- Excellent schooling options nearby.

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