



THE OLD RECTORY

Hartley Wespall, Hook, Hampshire, RG27 0BB





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

THE OLD RECTORY

Hartley Wespall, Hook, Hampshire, RG27 0BB

A beautiful, classic country house set within stunning gardens and grounds, surrounded by open countryside.
In all about 3.15 acres

Main House

Entrance hall | Dining room | Study | Drawing room | Family room | Kitchen/breakfast room
Boot room | Utility | Garden room | Cellar

Seven double bedrooms | One single bedroom | Three bathrooms

In all about 5833 sq ft (541 sq m)

Outside

Large outbuilding with potential | Outside stores | Garden
Paddock | Orchard | Swimming pool

In all about 3.15 acres (1.27 hectares)

Basingstoke 6.8 miles, Reading 12.3 miles, London Waterloo from Basingstoke – 45 minutes
(Mileages and time are approximate)



SITUATION

The Old Rectory is beautifully positioned within its own grounds of approximately 3.15 acres in the small, rural hamlet of Hartley Wespall, on the Duke of Wellington's Stratfield Saye Estate. The house is surrounded by stunning open country and farmland on all sides and, on the south side, overlooks the pretty 13th century church. The nearby village of Sherfield-on-Loddon has a village shop with butcher, post office and two pubs. Further shops and services, together with a mainline station, can be found in the small town of Hook approximately five miles away. Basingstoke, approximately seven miles away, provides a multitude of shops including a Waitrose, two theatres, a local historical museum, various leisure activities and a mainline station providing high speed services to London, Winchester, Portsmouth and other destinations. There are very good state and private schools within easy reach including Whitewater Primary, Robert Mays, Wellesley Prep, Farleigh House, Sherfield School, Bradfield College and Winchester College. There are extensive footpaths in the surrounding area, including along the banks of the Rivers Lyde and Loddon, providing wonderful local walks and golf and riding is also well catered for.

There are good road links with the M3, M4 and A303 all easily accessible to the property.

THE OLD RECTORY

The Old Rectory is a substantial and attractive early Victorian property built in 1842 and offered to the market for only the second time in its history. It sits within its stunning garden and grounds in an idyllic and peaceful location. The house has been in the same ownership for fifty years and has been a much loved and very happy family home. The elegant accommodation features high ceilings and a wealth of period features including fireplaces in almost every room, servants bells, ceiling hanging hooks in the rear kitchen and, in the hall and family room, dado rails. The property totals around 5,833 square feet in all and is well arranged over three floors to provide excellent space for family living.

The outer front door opens into an inner, stone floored porch with it's beautiful, original, partially glazed and studded wooden front door. This leads into an impressive entrance hall,





full of light with a window halfway up the stairs, wooden floors and the pretty main staircase. The main reception rooms are all off the hall:

The south facing dining room has an ornate working fireplace and large sash windows with their original shutters and overlooks the terrace and stunning herbaceous border at the end of the lawn. Beside the dining room is the wooden floored study which also has a working fireplace with floor to ceiling bookcases either side and a large sash window, also with its original shutters. Also, off the hall, and again south facing, is the magnificent drawing room with a floor to ceiling bay window and double doors leading onto the terrace and lawn – also with their original shutters. There is large working fireplace with marble surround.

The hall has doors leading to the back hall and the family room which can be accessed from both halls. The family room has a working fireplace, dado rail, large windows overlooking the drive and front lawn and a floor to ceiling bookcase with cupboards under. The back hall has a secondary staircase, doors to the cellar, downstairs cloakroom, kitchen and back door leading into the kitchen courtyard. The original Victorian brass servant bells are a feature of this area.

The kitchen/breakfast room features an AGA and has a large sash window overlooking the courtyard and also a skylight set into the curved ceiling. It leads into the rear kitchen with large sink and double draining board, dishwasher etc and the original meat hanging hooks in the ceiling. There is potential

to knock these two rooms together to create one larger, kitchen/dining room. In addition, there is a step down into the large boot room and a utility/laundry room at the back of the house. Finally, the garden room adjoins the boot room and is a delightful space with full height vaulted ceiling and two sets of doors out onto the terrace and gardens. This whole area lends itself to create a fine kitchen, living and family space.

On the first floor, accessed by both staircases, are five double bedrooms – Bedroom one at the end of the landing has built in cupboards and beautiful views across to the church and has an adjoining bathroom. There are two further double bedrooms, one currently being used as a large dressing room/office, with a communicating door, again both with views across to the church. One of these rooms has a fireplace and built in cupboard. Two more double bedrooms, both with fireplaces and overlooking the front and farmland, and a spacious family bathroom with bath and shower complete the first floor. The large linen cupboard is housed on the landing. On the second floor, accessed by the back stairs, there are two more large double bedrooms, both with beautiful and far-reaching views, a single box room (currently used as an eighth bedroom when needed) and family bathroom. These rooms all benefit from good ceiling heights. Additionally, there are floor to ceiling bookcases with cupboards under and a large built-in cupboard on the top floor landing.

--- Indicates restricted room height less than 1.5m.

The Old Rectory

Approximate Gross Internal Area
Main House = 5324 Sq Ft / 494.64 Sq M
Outbuilding = 509 Sq Ft / 47.27 Sq M
Total = 5833 Sq Ft / 541.91 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height but excludes void.



IMPORTANT NOTICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



OUTSIDE

The Old Rectory is approached through a gate and along a sweeping gravel drive to a large parking area by the front door, flanked by a lawn and a beautifully stocked border. The absolutely stunning gardens have a number of specimen trees including a wonderful copper beech and acacia, a wealth of rhododendron, azalea and camellia shrubs, a lawn to the front of the house and the south facing lawn with its herbaceous border and views across to the church. The south facing York stone terrace is accessed from the drawing room and garden room onto this lawn which is ideal for outdoor entertainment. There are wonderful flowerbeds, a pond garden with numerous wild and spring flowers and shrubs surrounding the water lily filled pond together with an orchard with greenhouse and fruit cage and a further post and rail enclosed field of approx. 1.4 acres. The heated swimming pool is behind a brick wall and features flower beds on three sides and a small lawn and views towards the pond. There is a seating area for 8-10 people under a vine clad pergola and is an absolute sun trap!

The kitchen yard contains various outhouses currently used as a woodshed, dustbin house, pump room for the swimming pool etc. The old stables, with potting shed at one end, are currently used as garages and a workshop/storage area with loft space above. These have great potential to be converted into ancillary accommodation, if required, subject to the necessary planning consent.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

Mains water, electricity and private drainage. Oil fired heating and hot water.

Broadband availability

Ultrafast broadband is available (Ofcom).

Mobile Phone Coverage

Good phone coverage is available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Basingstoke and Deane Borough Council

Band G

EPC

E41

Parking

Private off street for at least 5 or 6 cars.

Directions (RG27 OBB)

(From the M3, exit at junction 5 or 6) From junction 5 follow directions to Hook and Rotherwick. Once in Rotherwick continue up The Street and turn right at the end following signs for Lyde Green and Hartley Wespall. Continue along narrow lane for approx. 1.5 miles until you come into Hartley Wespall - turn right at the staggered crossroads following the sign to the Church and Turgis Green. Follow the lane for approx. quarter of a mile until you see the church on the left. Just past the church, on the left, is The Old Rectory.

From junction 6 follow signs for Basingstoke (A339) and proceed onto the A339. At the next large roundabout, get into the right-hand lane signposted Ring Road (N), Newbury A339. Continue this road and take the third exit. Take the third exit onto the A33, Reading Road. Continue along this

road out of Basingstoke for approx. 5 miles. After passing the village of Sherfield-on-Loddon on the left, take the next right signposted to Hartley Wespall and Rotherwick (Elliot's Corner / Hartley Lane). Continue for approx. 1.5 miles into the village and at the small green on your left, past the wood, turn left into Church Lane. Follow the lane for approx. quarter of a mile until you see the church on the left. Just past the church, on the left, is The Old Rectory.

(From the M4): Take exit 11 and then take the A33 for Basingstoke and Alton. Continue for approx. 6 miles on the dual carriage way. At the end of the dual carriageway go straight on, following signs for Basingstoke and Alton, for about 3.5 miles. After passing the Jekyll and Hyde pub on the left-hand side indicate and take a sharp turn to the left on the bend, just before the BP garage. Follow the lane around and take the first right hand turn signposted The Church and Hartley Wespall. Follow the lane for approx. 1.4 miles and The Old Rectory will be on the right, just before the Church.

Parking

Drive and ample off-street parking. Garaging.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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NB These particulars are as at May 2025



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