

Hawley House, Surrey/Hampshire/Berkshire border





A handsome 18th century Grade II listed country house set within **17 acres of stunning parkland**, with easy access to London.

Summary of accommodation

Main House

Ground floor: Reception vestibule | Reception hall
Drawing room | Dining room | Sitting room | Library
Orangery | Kitchen/breakfast room | Two cloakrooms

First floor: Principal bedroom suite | Four further bedrooms
(all en suite)

Lower ground floor: Cinema room | Home office | Kitchen | Utility room | Warm room | Two store rooms | Internal Icehouse which is one of only two in the country and dates back to 1759 when the property was built.

Coach House

Two separate apartments both comprising: two double bedrooms, kitchen/dining room/sitting room, bathroom and cloakroom. These apartments are ideal for guests, extended family or staff. The apartments have their own garden and oriental cascading pond.

Gardens and grounds

Wild flower meadow | Orchard | Woodland | Outdoor heated swimming pool | Pool pavilion | Tree house

In all about 17.16 acres

Distances

Farnborough Airport 3.8 miles, Heathrow Airport 20 miles, Central London 34 miles, Gatwick Airport 46 miles
(All distances and times are approximate)



Knight Frank Virginia Water
20 Station Approach
Virginia Water
GU25 4DW
knightfrank.co.uk

Edward Shaw
01344 293140
edward.shaw@knightfrank.com

Knight Frank North Hampshire
Matrix House, Basing View
Basingstoke
RG21 4FF
knightfrank.co.uk

Clive Moon
01256 630976
clive.moon@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Tom Hunt
020 8106 1409
tom.hunt@knightfrank.com

Edward Cunningham
020 7861 1080
edward.cunningham@knightfrank.com



Hawley House

Hawley House, which dates back to the late 18th century is located in a quiet and secluded position. The property is approached via security gates and a long, private driveway of over a quarter of a mile, lined with Rhododendrons and mature woodland giving a true sense of grandeur upon arrival.

This family house sits beautifully in its grounds with formal gardens to the East and a wild flower meadow to the West. Extending to 9,935 square feet, the main house is arranged over three floors with the majority of the accommodation on ground and first floor, but with additional rooms at lower ground level. On entry via an impressive stone column portico there is a grand reception hall giving access to the rest of the extensive receptions rooms which includes a large kitchen/breakfast room with bay window, dining room, drawing room, sitting room, snug/library and a stunning glazed Victorian orangery. In keeping with the characteristics of a property from this period all of the rooms have excellent ceiling heights and an abundance of natural light served by the large sash windows overlooking the grounds. There is also exquisite original detailing in the ceiling plasterwork, beautiful original fire places, wall panelling and wonderful wooden flooring.





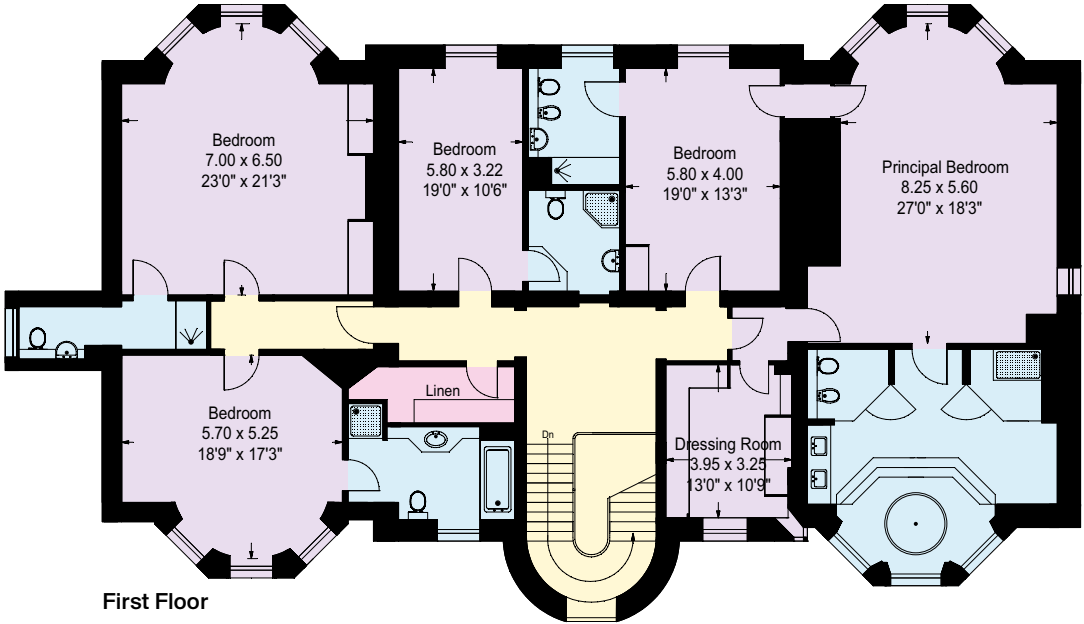
The first floor is accessed via an elegant staircase off the reception hall, leading to an impressive principal suite with large en suite bathroom and separate dressing room.. Four further bedroom suites are arranged around the central landing, all of which are of generous proportions and with private bathrooms.

The lower ground floor provides additional space and is made up of a large cinema room, study with natural light, butlers kitchen, utility, shower room, store and wine cellar. There is also an incredibly rare and intriguing ice well which dates back from when the property was first built, which, as the name suggests, was used to store ice before the invention of modern day refrigeration.

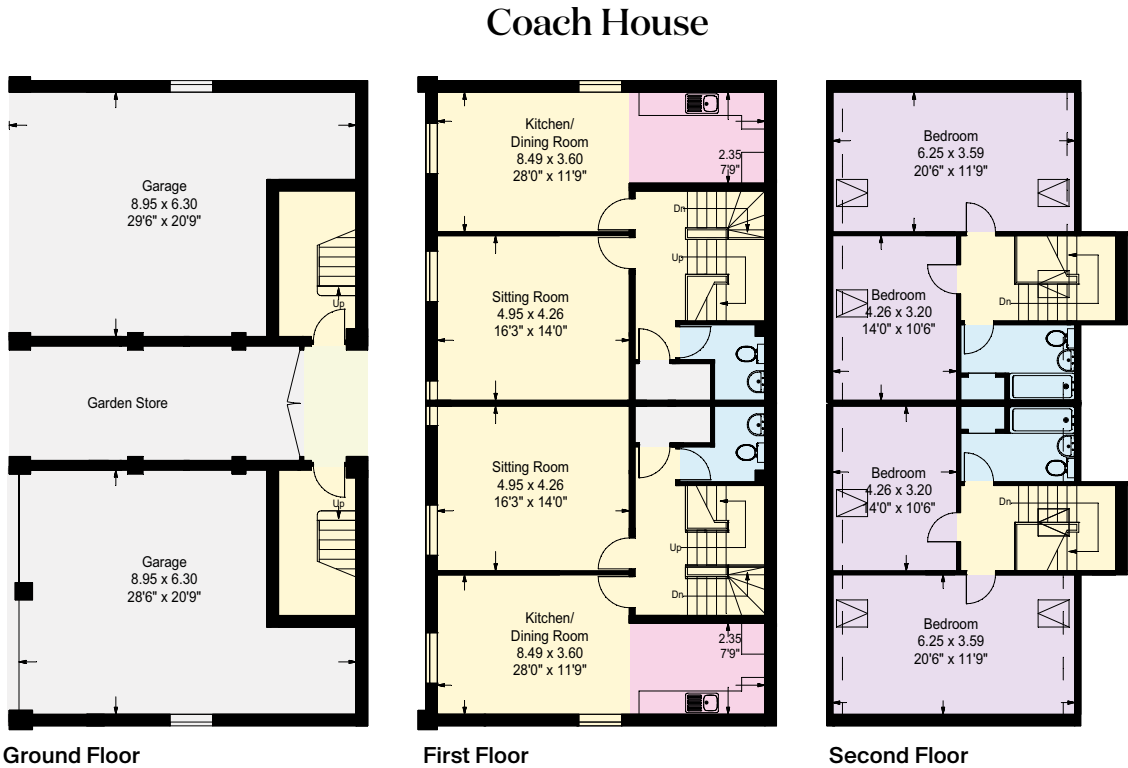
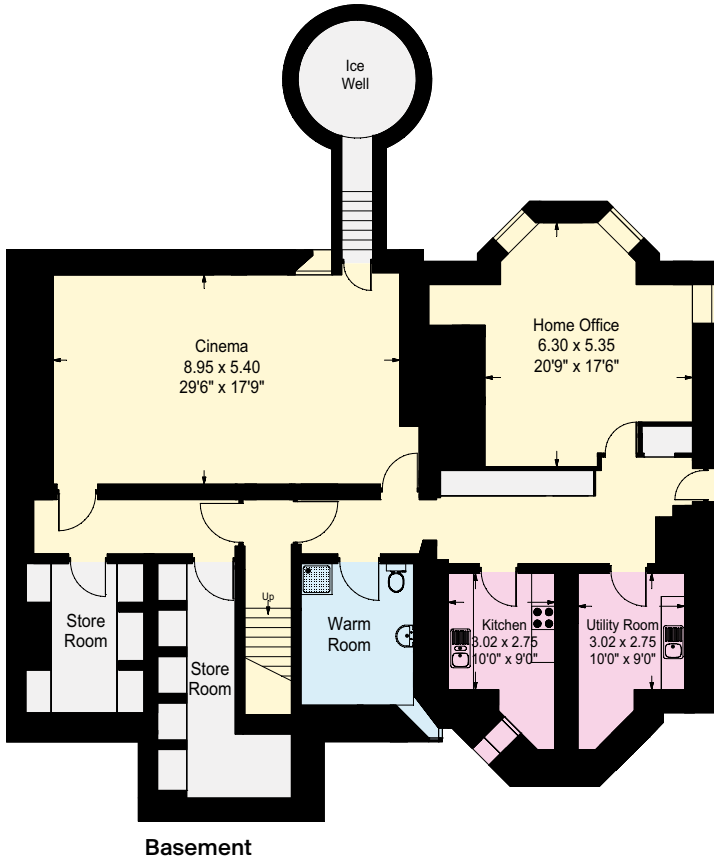
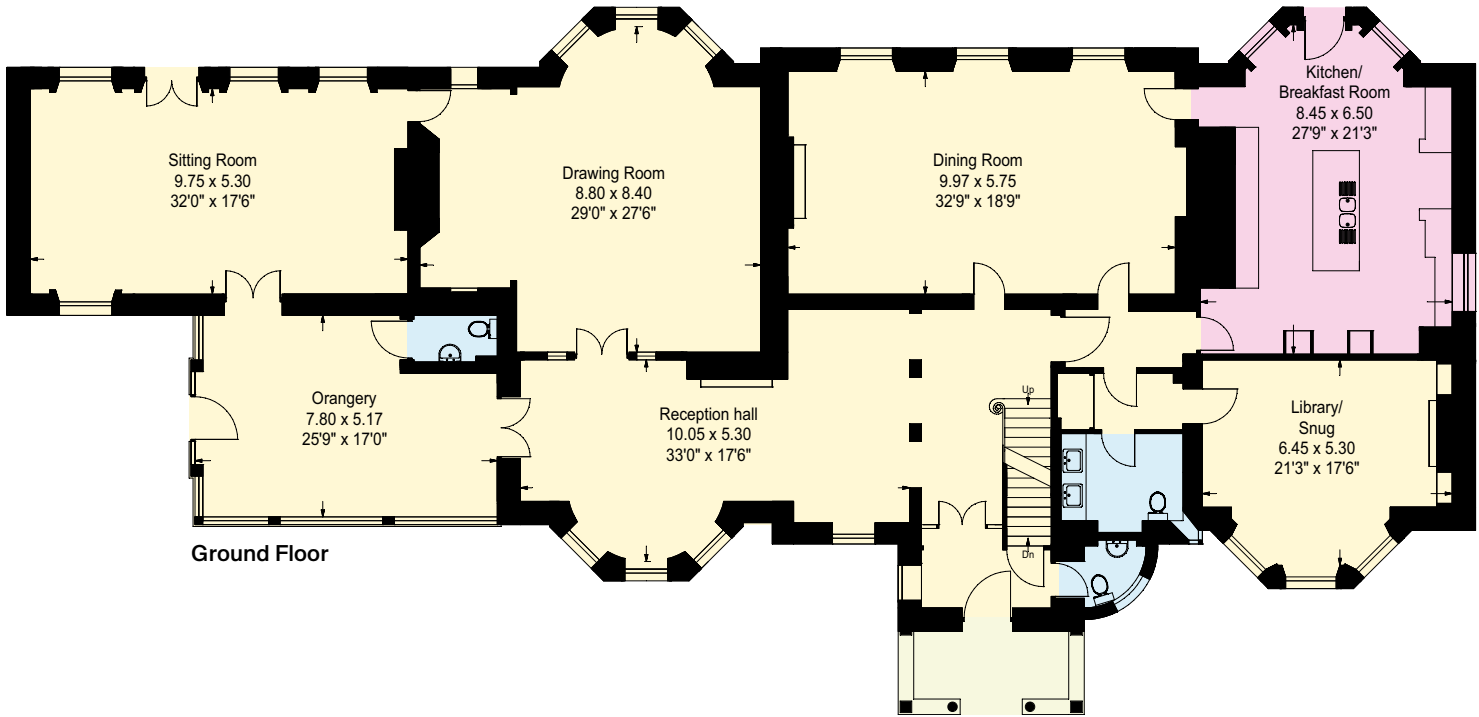


Approximate Gross Internal Floor Area
House: 923 sq m or 9,935 sq ft (Excludes Ice Well)
Coach House Garage: 119 sq m or 1,281 sq ft
Coach House Flats: 232 sq m or 2,497 sq ft
Total: 1,274 sq m or 13,713 sq ft

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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Coach House

In addition to the main house there is also fantastic secondary accommodation in the Coach House. This comprises two separate apartments, each containing 2 double bedrooms, family bathroom, separate cloakroom, sitting room and open plan kitchen. The Coach House could serve as guest accommodation, extended family or staff. It has its own private garden area with a Japanese style water garden.

Gardens and grounds

The property extends to around 17 acres and is a mix between formal gardens to the East and wild flower parkland to the West. There is a wonderful mix of mature woodland of mature hardwoods, flower borders and immaculate lawns which provide the most incredible oasis of calm and tranquillity. There is also a large heated swimming pool (20ft x 50ft), orchard and impressive double glazed wooden children's tree house with an opportunity to have a "glamping" experience.



Location

Located between the towns of Camberley and Yateley, Hawley House enjoys the benefit of being close to London and numerous transport links, while enjoying the seclusion and privacy of a traditional English country estate. The neighbourhood has exceptional facilities including a flagship Marks & Spencer store in the local town of Blackwater.

The Area

- Hartley Witney 5 minutes away – voted Hampshire's prettiest village
- Golf – Sunningdale, Wentworth, Windlesham
- Polo – Guards, Windsor
- Theatre – Windsor, Guildford, Sunninghill
- Clubs/Spa's/Restaurants /Hotels– Pennyhill Park, Heckfield Place, Nirvana Spa, Cowath Park, The Fairmount
- Schools – Hawley Primary School (just under a third of a mile from the property), Grove Hall School, Eagle House, Farnborough Hill, Yateley Manor, Lyndhurst School, Sunningdale, Wellington College, Kings International College, TASIS (The American School in Switzerland), ACS (American Community School), Eton, International School at Virginia Water and Gordon's School
- Hospitals – Frimley Park, Guildford, Royal Berkshire
- Sports – The Royal Berkshire Racquets Club, Bagshott Tennis, Wellington School Padel, Weybridge Padel Club
- Children's activities – The Lookout has Go Ape and The Coral Reef has indoor pools with water slides
- Private Airports – Farnborough, Blackbushe

Services

Mains electricity, gas, water, and drainage. Gas central heating.

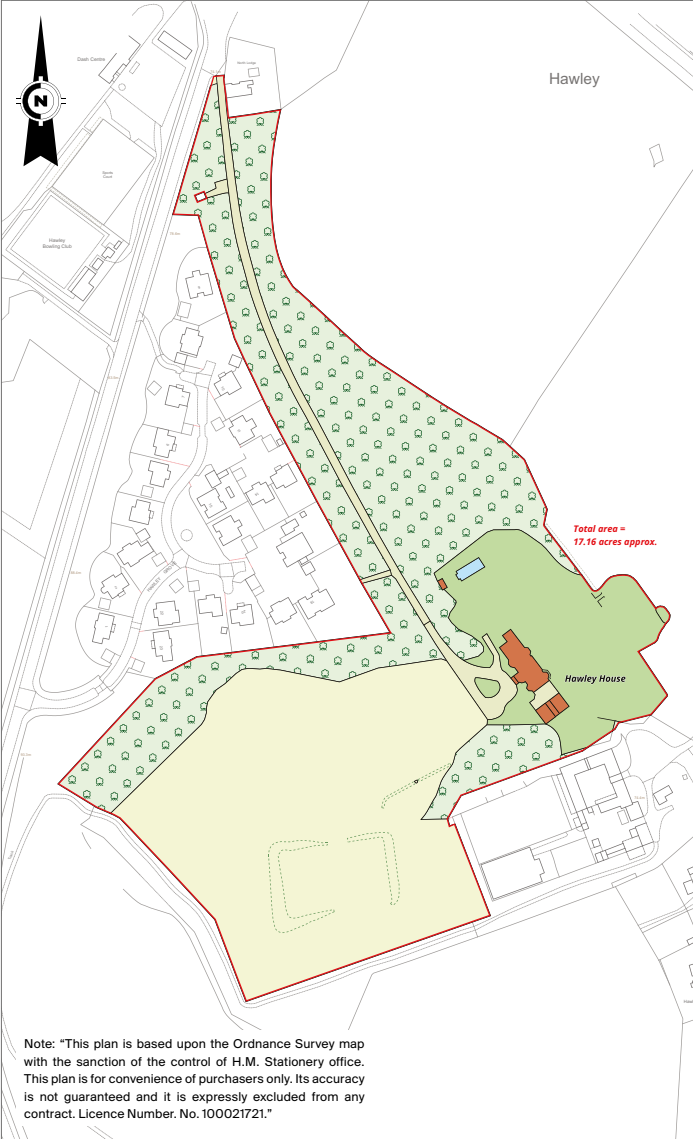
Property information

Tenure: Freehold

Local Authority: Hart Council: 01252 622122

Council Tax: House – Band H, Apartments – Band A

Guide Price: £5,350,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated 2022.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

