

Hook House Hotel, Hook, Hampshire





An elegant Georgian house that offers a number of future uses including boutique hotel, a wedding reception venue, care home, division into a number of flats or reverting to a family home.

Summary of accommodation

Entrance hall | Sitting room and bar | The Georgian Room (dining room/conference room and lounge) | office | Commercial kitchen | Library.

Six bedroom suites on the first floor | Seven bedroom suites on the second floor | Cellar

Marquee | Storage huts | Cold store | Laundry room

Attached ground floor annex consisting of four bedroom suites.

Private parking | Terrace | Lawns

Gross internal floor area (approx.): House: 7,076 sq. ft (657.4 sq. m)

In all about 2.05 acres (0.83 Ha)

Distances

Hook Railway Station 1 mile (London Waterloo from 58 mins), Winchfield Railway Station 2.5 miles (London Waterloo from 54 mins), M3 (Junction 5)

1.5 miles, Odiham 5.5 miles, Basingstoke 7 miles (London Waterloo from 45 minutes), M4 (Junction 11) 10 miles, Farnham 11 miles, London 47 miles

(All distances and times are approximate)



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Situation

Hook House Hotel is located on the north-eastern edge of Hook, off the A30 towards Phoenix Green and Hartley Wintney. It is close to a new Sainsburys supermarket and also Hook railway Station. Both Hook and Hartley Wintney offer a good selection of shopping and local facilities. Hartley Wintney also offers boutique shops, bistros, restaurants, public houses, church, health centre, dentist and post office, golf club and cricket club. The nearby centres of Odiham, Basingstoke and Farnham are all within easy reach and provide a further range of shopping, recreational and educational facilities.

There are a number of excellent state and private schools within the area, including Daneshill, St Neots, Wellington College, Eagle House, and Lord Wandsworth.

Communications in the area are first class, with the M4 and M3 motorways a short drive away. There are mainline stations at both Winchfield and Hook which provide fast and regular services to London Waterloo. The surrounding countryside is most attractive with numerous public footpaths and bridleways throughout to enjoy.

The property

Hook House Hotel is a lovely Grade II Listed Georgian house that was built in about 1684 and sits within just over 2 acres of gardens and grounds. In recent years the property has been used as a boutique hotel (C1) and configured with 17 en suite bedrooms, of which 15 are currently used commercially.

The current owners have owned the property since 2016 and local council records show that the previous owner had planning permission to change the use to care homes (C2). There is also lapsed planning permission to change the use into a residential single dwelling (C3).

The ground floor consists of the hallway, bar and sitting room, the Georgian Room (that can be subdivided into a sitting area and a dining room and can seat up to 50), office, commercial kitchen, and library. The adjoining annex consists of four bedroom suites, of which two are let out commercially and two are currently used privately.





The first floor consists of six bedroom suites and the second floor has seven bedroom suites. There is also a basement cellar that is used for storage. All bedrooms have en-suite bathrooms.

Gardens and grounds

Outside there is a marquee that is used for wedding receptions and other large functions for up to 140 persons, three wooden storage huts, a cold store and a laundry room. Lovely mature lawns surround the house on two sides and there is plenty of parking on the gravelled driveway in front of the house with overflow parking beside the front lawn.

The property owns the driveway onto Searl's Lane over which the two neighbouring properties, The Coach House and The Stables, have a right of access.

Services

Mains water, electricity, drainage and gas. Two new gas boilers were installed in 2022 and the property has been rewired in recent years.

Trading accounts

Trading accounts are available on request that cover the past seven years as a hotel.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Viewings

Viewing by prior appointment only with the agents, Knight Frank.



Directions (Postcode: RG27 9EQ)

What3Words: family.darting.lawns

From Hartley Wintney on the A30, on arrival in Hook turn right into Searl's lane. Leave the first house on your left and then turn immediately left down a private drive. The entrance to Hook House Hotel will be straight ahead.

Property information

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council: 01256 844844

www.basingstoke.gov.uk

EPC Rating: C

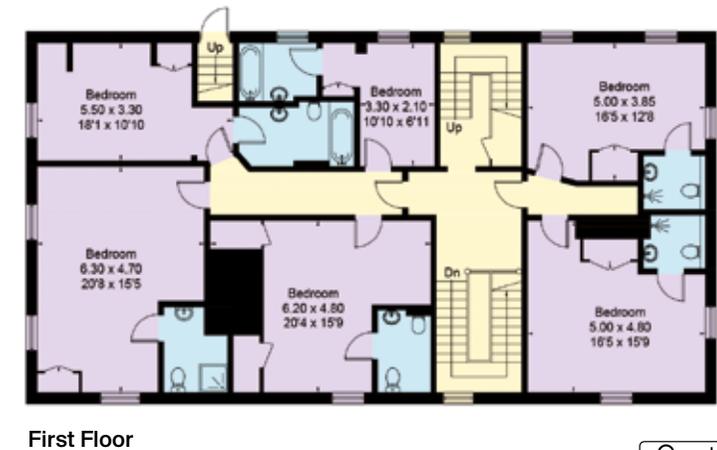
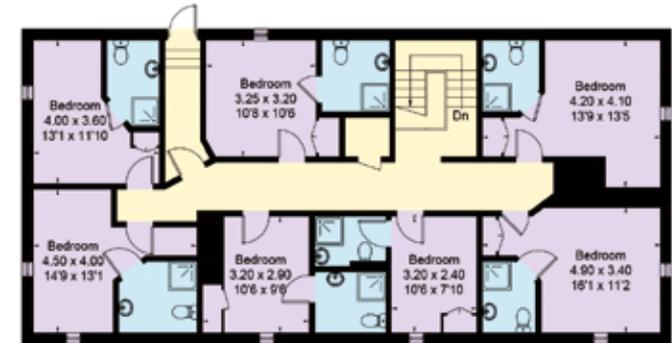


Approximate Gross Internal Floor Area

7,076 sq ft (657.4 sq m)

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



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.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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