



Neville's, Mattingley, Hook, RG27





Neville's, Mattingley, Hook, Hampshire **RG27**

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Tenure: Available freehold

Local authority: Hart District Council

Council tax band: G





The Property

Rich with character, this unlisted and previously extended property is believed to have originated in the mid-18th century.

Presenting considerable interior space, Neville's offers traditional style with a delightful charm. There are six bedrooms on the first and second floors, with four doubles and two singles. Offering remarkable versatility, two of the bedrooms have previously been used for annexe-style living. Three of the double bedrooms offer en suites, with a top floor bedroom also benefitting from sole use of a shower room, in en suite style. Two dressing rooms are available as well as the convenience of two family bathrooms; with one on the ground floor.

Generous reception areas feature a large music/games room, a drawing room and a dining room. With views across the garden, a spacious conservatory is an ideal all-year-round sunroom, while the cosy sitting room offers a lovely place to relax, tucked away alongside a private study. In keeping with the character of the home, the kitchen/breakfast room benefits from an Aga, offering a family hub that leads through to the dining and music rooms.

The Grounds

Set amidst a sizeable freehold plot of approximately 7 acres, Neville's features mature south facing gardens, perfect for our entertaining.

Make the most of the swimming pool extending 40 ft or tennis on the court. Horse owners benefit from a saddle room, three loose box-style stables and hay store, as well as a grazing area. The rear garden is manageable, mature beds and a sea of daffodils underneath an apple tree during the spring time, as well as an ancient magnolia and a wisteria. There's practicality with a large shed, wood store and double garage. Set at the end of a long driveway parking is provided for numerous cars in a useful turning area and within the garage.

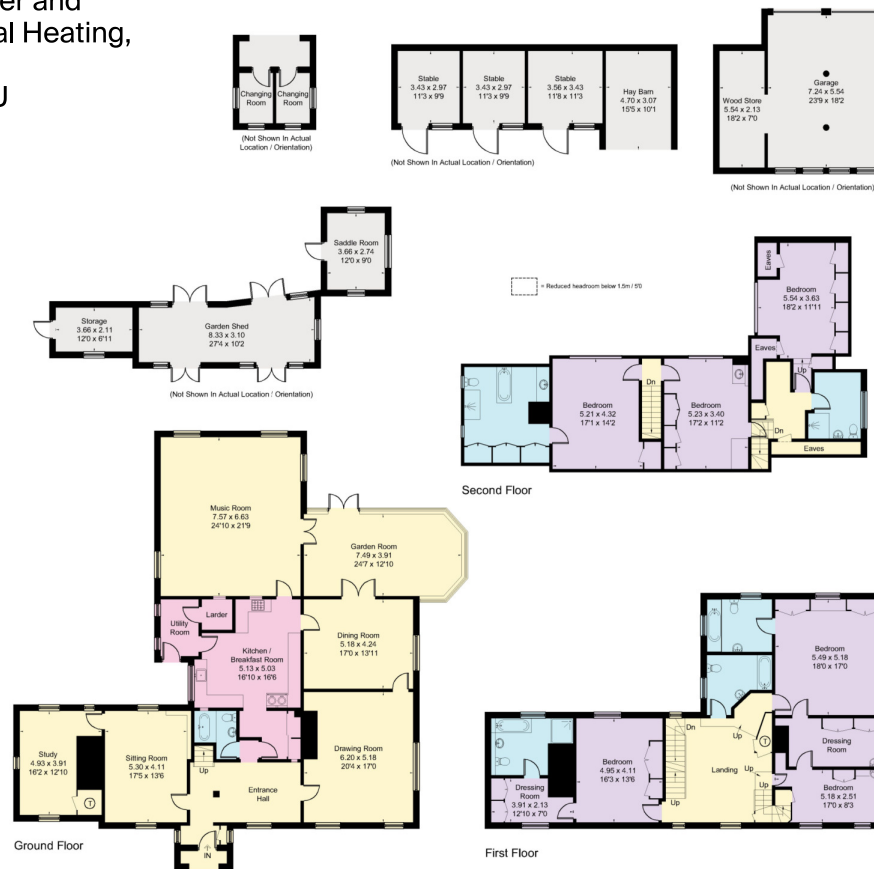




Approximate Floor Area = 496.9 sq m / 5349 sq ft
 Outbuildings = 136.7 sq m / 1471 sq ft
 Total = 633.6 sq m / 6820 sq ft (Including Eaves)



Services: Mains Water and
 Electricity, Oil Central Heating,
 Private Drainage
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I would be delighted to tell you more

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