

Garden Cottage, Stratfield Turgis, Hampshire







An impressive and well-appointed country house with **first-class family accommodation** in a rural setting.

Summary of accommodation

Galleried reception hall | Drawing room | Garden room | Library | Study | Cloakrooms | Snug | Dining room | Kitchen/breakfast room
Utility room | Basement providing gym, playroom and boiler room

Principal bedroom with dressing area and adjoining bathroom suite | Four further bedrooms all with en suite bathroom and shower

Self-contained flat: Kitchen/reception room | Bathroom | Bedroom | Triple garage below

Games room/home office with WC and kitchenette

Machinery store with gardeners WC

Attractive mature garden and grounds

In all about 1.3 acres

Distances

Basingstoke 7 miles (London Waterloo via Basingstoke Station from 44 minutes), Sherfield-on-Loddon 2 miles

Reading 11 miles (London Paddington from 23 minutes), M4 (Junction 11) 9 miles, M3 (Junction 6) 5 miles

(All distances and times are approximate)



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Situation

Garden Cottage lies on the Hampshire/Berkshire borders in a delightful rural setting surrounded by the Duke of Wellington Estate. Despite occupying a rural location, the property is easily accessible to both Basingstoke and Reading.

The nearby village of Sherfield-on-Loddon provides excellent local facilities including a general store with a butchers, three public houses, hairdressers, coffee shop and post office. Within the neighbouring village of Rotherwick is are two public houses and Tylney Hall Hotel and golf course. The Wellington Farm Shop, Heckfield Place Hotel, Highfield Park Hotel and the Four Seasons are all close by.

The regional centres of Basingstoke and Reading are within easy daily driving distance and provide extensive shopping and recreational facilities.

There are good local state schools in Reading and a very good primary school in the neighbouring village of Rotherwick. Independent schools nearby include Daneshill which lies adjacent to the property, Sherfield, Ludgrove, St Neots, Crosfields, Elstree, Cheam, The Abbey School, Wellington and Bradfield.





Communications are first-class, with easy access to the M3 and M4 motorways, which provide fast road links to London and the international airports.

The mainline stations at Basingstoke and Reading provide links to Waterloo, and Paddington/Elizabeth line respectively. There is also a branch line station at Bramley with services to Basingstoke and Reading.

Throughout the adjoining countryside there are some delightful walks. Recreational facilities in the area include Wellington Country Park and Wellington Riding.

The property

Garden Cottage was built in approximately 2003, being commissioned by the current owners. It is architecturally designed to provide first class family accommodation and sits well within its land, enjoying views over the surrounding countryside.

The house has been finished to the highest of standards with great attention to detail and has underfloor heating and bespoke oak joinery to doors and staircase. There is a home automation system throughout which controls electric curtains, the audio, security and gate systems, which can also be remotely controlled.

The accommodation is set over four floors, with a stunning galleried reception hall with an oak staircase providing access to the first and second floors. From the hall double doors open through to the drawing room with its open fireplace and stone surround. It also has a concealed projector and screen, creating a surround sound cinema room. Beyond the drawing room is the garden room with a spiral staircase leading to the first floor. There are also doors through to the library. There is a good size study overlooking the front drive. The kitchen/breakfast room opens into the dining room with the kitchen being beautifully fitted with shaker style units, a dual fuel gas and electric range and space for an American fridge freezer. There is a walk-in pantry. From the dining room double doors open out to the loggia as well as through to the snug. Beyond the kitchen is the utility room adjoining which is a cloakroom with laundry area.





From the kitchen, stairs lead down to the basement which provides three rooms - a gym, a playroom, both of which have natural light, and a control room, housing the home automation and security systems, as well as the oil-fired boilers and electrical equipment.

An impressive oak staircase leads to the first floor galleried landing giving access to the principal bedroom with two large wardrobes, dressing area and an adjoining well-appointed bathroom. There are two further bedroom suites to this floor, and two bedrooms suites to the second floor, one having access to an attic storage area or children's play den.

Outside

Adjacent to the drive is the triple garage, above which is a self-contained one-bedroom flat with a kitchen and reception area, bedroom and bathroom. From the drive a beautiful lime tree avenue leads to the home office or games room which is glazed on three sides and enjoys good views over the adjoining farmland. There is a small kitchenette and WC. Within the grounds is a further outbuilding providing a machinery store and gardener's WC. From the country lane electric double wooden gates open to the gravel drive and terminates in a turning circle to the front of the house with further parking by the garages.

The house sits well within its mature garden, with electric gates leading from the country lane to a gravel drive flanked by mature trees with the driveway being illuminated. Either side of the drive are mature shrubs, lavender and herbaceous beds with areas of lawn.

The principal garden lies to the rear of the house where there is a large paved terrace with loggia bordered by mature shrub, flower and herbaceous beds which opens out to a broad expanse of lawn. To the side of the house there is a further terrace area with former vegetable beds. The property in the main adjoins open farmland which is under the ownership of the Duke of Wellington Estate.

Services

Mains water and electricity. Private drainage. Oil fired heating. Rainwater harvesting system providing grey water to WC's and Garden irrigation.



Flat



Flat



Property information

Postcode: RG27 OAR

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Tenure: Freehold

Local Authority: Basingstoke & Deane

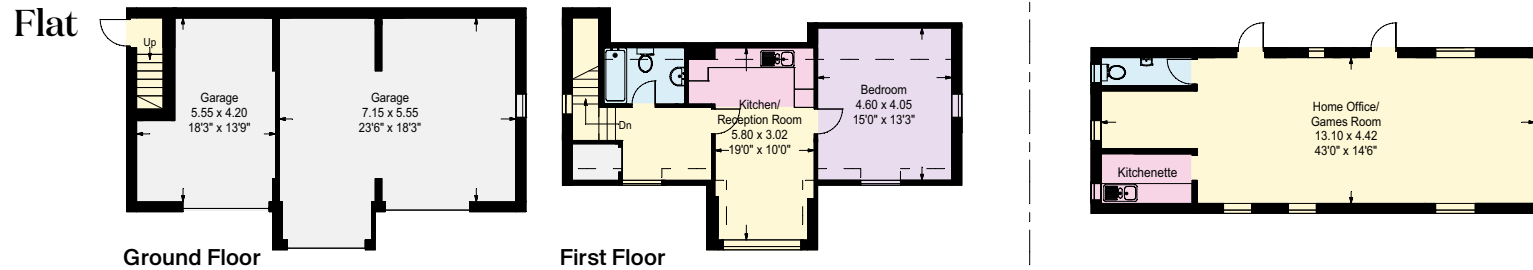
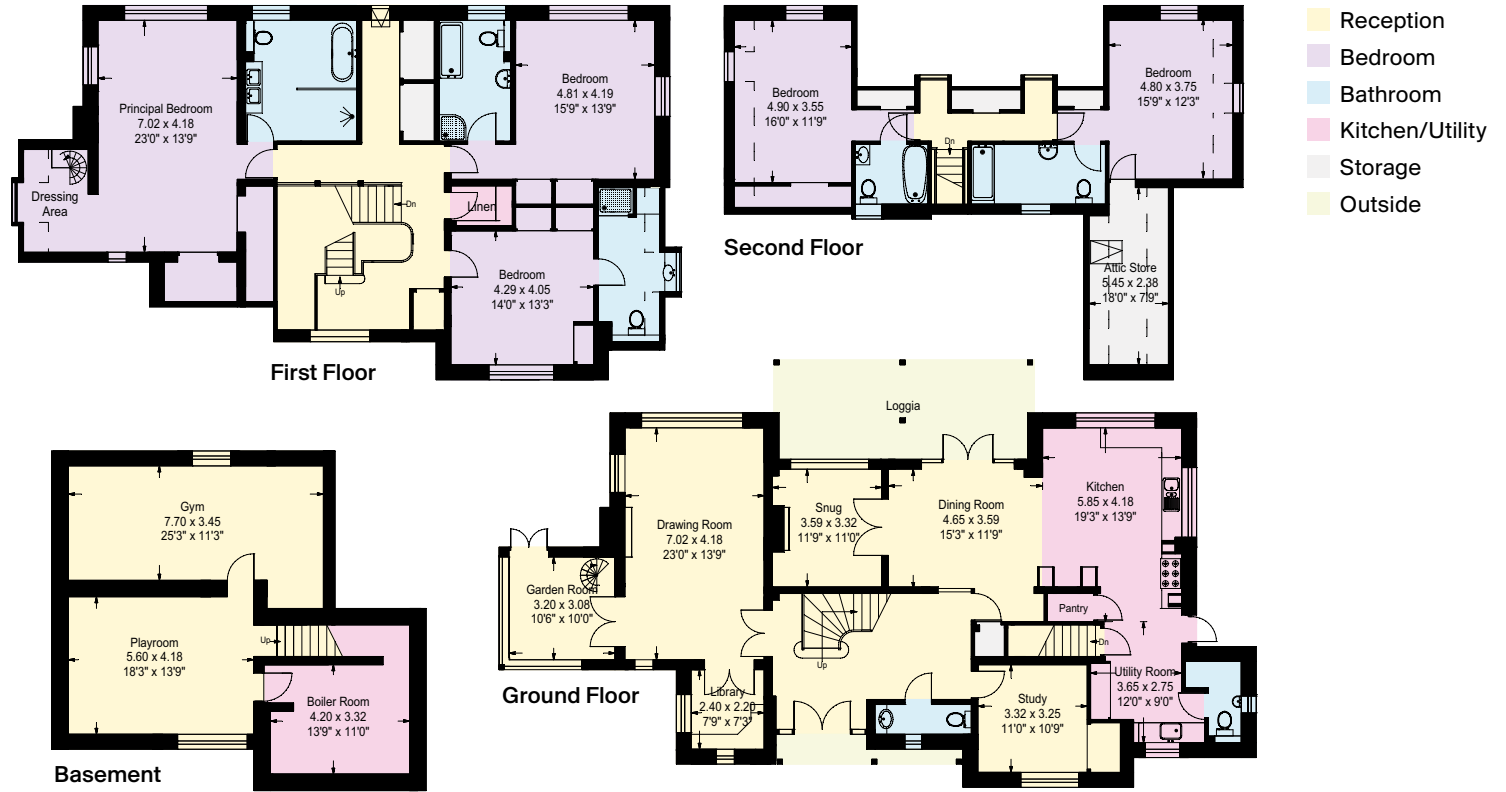
Council Tax: House – Band H, Annexe – Band A

EPC Rating: House – C, Annexe – C



Approximate Gross Internal Floor Area
House: 465 sq m or 5005 sq ft
Flat: 45 sq m or 484 sq ft
Garage: 65 sq m or 700 sq ft
Outbuilding: 58 sq m or 624 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.



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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