

# South Hill, Mortimer, Berkshire

---







# A substantial country house in over 9 acres with a wonderful indoor swimming pool.

---

## Summary of accommodation

### South Hill

Reception hall | Drawing room | Dining room | Study | Kitchen | Pantry | Laundry room | Wine room | Boot room | Indoor swimming pool  
Two changing rooms with showers and WC's | Pool plant room

Principal bedroom with en suite bathroom | Four bedrooms | Family bathroom | WC | Linen room

### Cottage

Kitchen | Sitting room | Two bedrooms | Bathroom

### Outbuildings

Mower store/workshop | Two further garages | Two stores | Fuel/wood store

### Garden and grounds

Tennis court | Walled garden | Paddocks | Woodland with pathways | Formal lawns | Pond

In all about 9.37 acres

### Distances

Reading 8.3 miles (London Waterloo from 55 minutes), Basingstoke 11.2 miles, Windsor 25.4 miles, London 46.1 miles  
(All distances and times are approximate)



Knight Frank North Hampshire  
Matrix House, Basing View  
Basingstoke  
RG21 4FF  
[knightfrank.co.uk](http://knightfrank.co.uk)

Clive Moon  
01256 630976  
[clive.moon@knightfrank.com](mailto:clive.moon@knightfrank.com)

Laura Read  
01256 630978  
[laura.read@knightfrank.com](mailto:laura.read@knightfrank.com)

Knight Frank Country Department  
55 Baker Street  
London  
W1U 8AN  
[knightfrank.co.uk](http://knightfrank.co.uk)

Hattie Young  
020 7861 5497  
[hattie.young@knightfrank.com](mailto:hattie.young@knightfrank.com)



## Situation

South Hill is located on the edge of the village of Mortimer with a village primary school, three public houses, a post office and various local shops, including a dentist and a pharmacy.

Located 8.3 miles south of Reading with easy access to the M4 Motorway at Junction 11, for to London and the West. Mainline train stations can be found at Reading (London Paddington in less than 30 minutes) or alternatively Fleet to London Waterloo (around 40 minutes).

Wokingham provides local shopping facilities with Reading and Basingstoke providing more extensive shopping and leisure opportunities. International travel is easily accessed via Heathrow Airport (33.5 miles).

There is excellent schooling in the area, including Ludgrove, Cheam, Elstree, Lambrook, Bradfield, Wellesley Prep, Wellington College, Eton and Downe House.





## South Hill

This impressive house is approached via a long gravel driveway and is situated on a quiet country lane, near Mortimer. The house was completely renovated in 2022 with new windows, a new roof, plumbing, electrics and a full re-decoration. You are welcomed by a grand entrance hall with marble floors which is the focal point for the formal reception rooms. To the left is a beautiful, formal drawing room with an open fireplace and French Doors leading onto the stunning walled garden. Adjacent is the dining room, also with an open fireplace and excellent proportions. There is also a wood panelled study situated off the entrance hall and a guest WC. The family kitchen has been beautifully designed to a high standard, with granite worktops, natural limestone flooring and a large kitchen island. There is a pantry, laundry room, boot room and wine room leading off the kitchen providing useful storage for day-to-day life.

There is a fabulous landing on the first floor of the house creating a wonderful sense of space. The large principal bedroom is flooded with natural light and the en suite bathroom has views overlooking the gardens and grounds, there is plenty of built in storage in the principal suite and the bathroom has a walk-in shower and roll top bath.

There are a further four double bedrooms on the first floor, three of which have excellent built in storage. These bedrooms share a large family bathroom and there is a separate WC.





There is a linen room on the first floor which could be easily converted into a bedroom if needed. There is a loft space above which is part boarded and could be converted into further bedrooms and bathrooms if required, subject to the right permissions.

Across the hall from the large boot room, there are double doors which open onto the superb indoor swimming pool, with a domed roof and wonderful views over the gardens and grounds. The swimming pool has been recently re-tiled and is in excellent condition. The swimming pool complex further benefits from two changing rooms, both with showers and WC's.







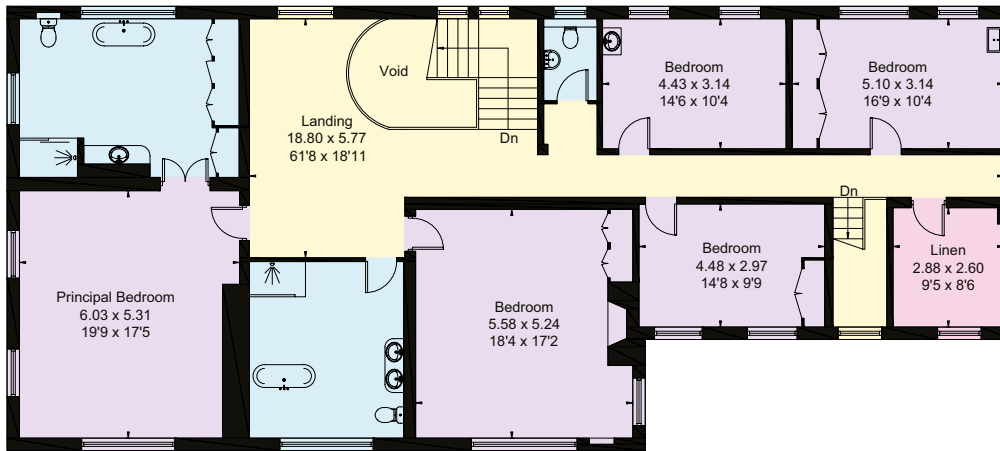
# South Hill

Approximate Gross Internal Floor Area  
635.4 sq m / 6839 sq ft

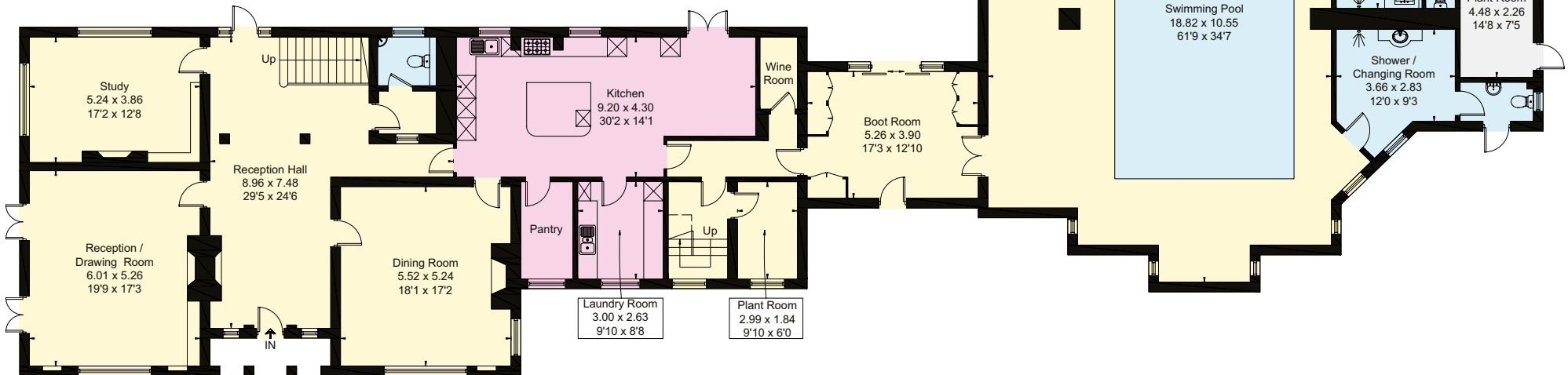
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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



First Floor



Ground Floor

# The Cottage

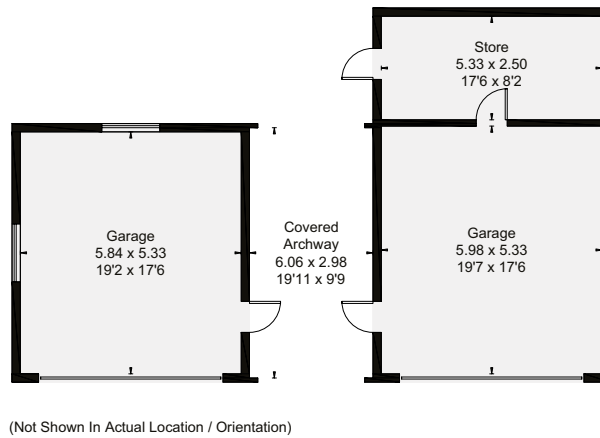
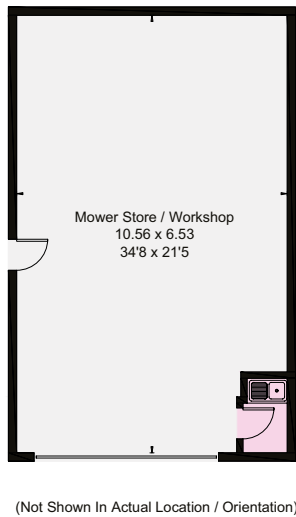
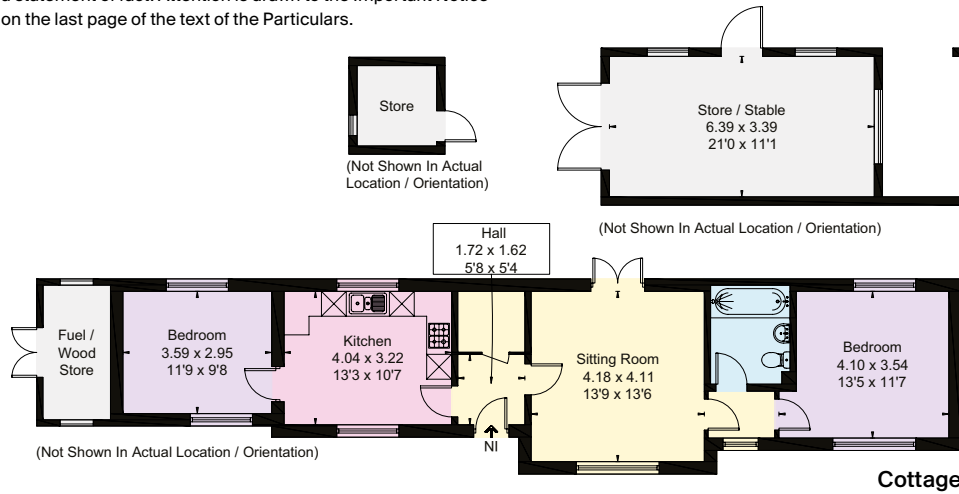
The Cottage is a short walk across the driveway from the main house making it a useful guest or staff accommodation. The Cottage comprises of two well-proportioned bedrooms, a separate kitchen and sitting room and a bathroom. There are beautiful views from the cottage overlooking the farmers' fields.

## Approximate Gross Internal Floor Area

Cottage = 69.2 sq m / 745 sq ft

Outbuildings = 186.9 sq m / 2012 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.





## Gardens and grounds

Set within over 9 acres, South Hill has a beautiful south-facing lawn which can be directly accessed through numerous rooms in the house. There is a loggia adjoining the kitchen which provides shade or warmth for alfresco dining throughout the year. To the left of the house there is a beautiful walled garden with mature raised beds with cutting flowers and vegetables. The rest of the garden has been planted with beautiful trees, there is also a tennis court and a gate which opens directly onto a footpath meaning you can enjoy plenty of countryside walks straight from your house. There is a separate paddock to the East of the land.

## Services

We are advised by our clients that the property has mains water, three-phase electricity in the indoor swimming pool and a sewage treatment plant. There is oil fired central heating.

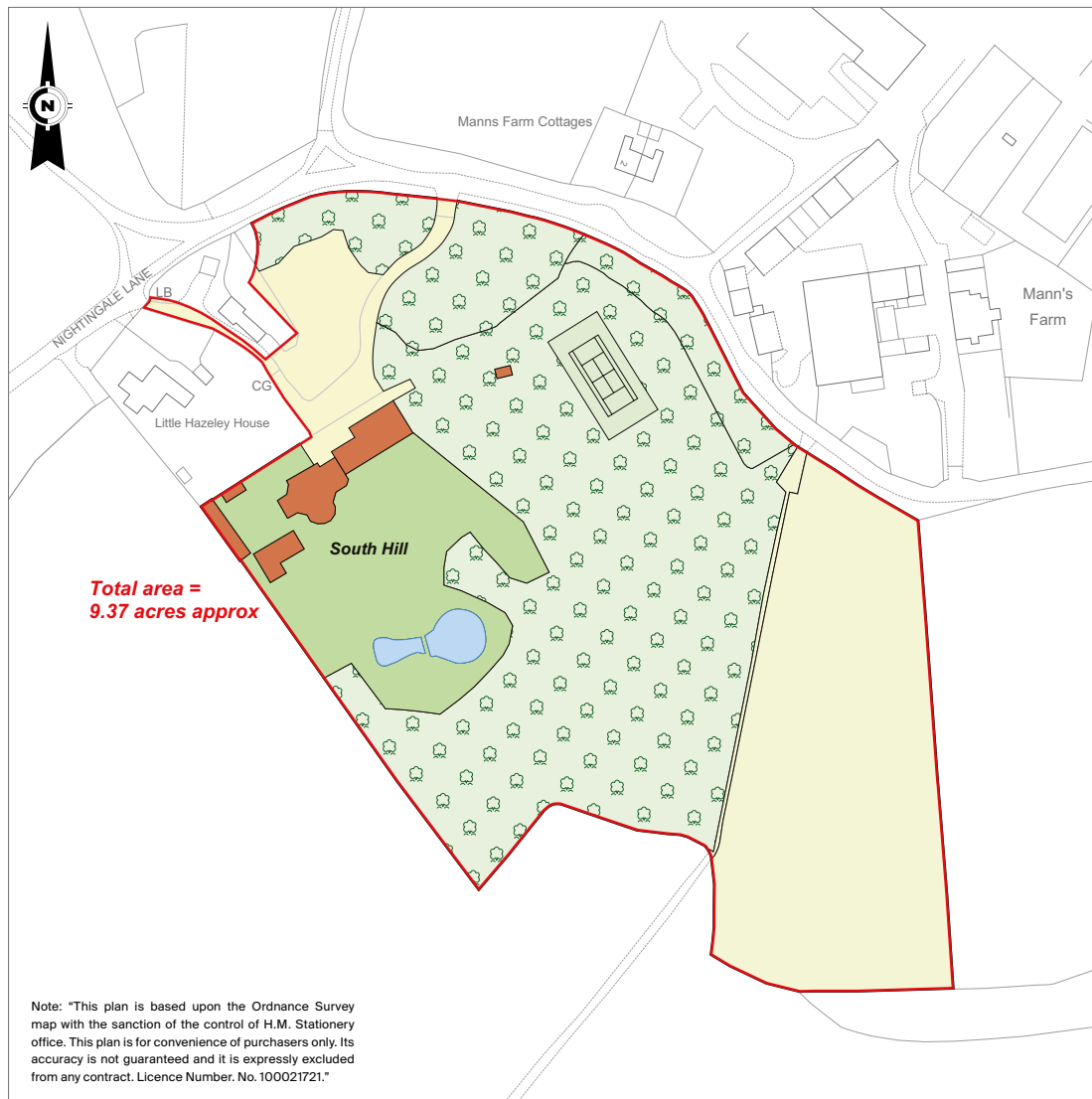
## Directions

**Postcode:** RG7 3PS









## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

## Property information

**Tenure:** Freehold

**Local Authority:** Waverley Borough Council: 01483 523333

**Council Tax:** Band H

**EPC Rating:** D



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 August 2024. Photographs and videos dated August 2024.

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](mailto: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](http://wordperfectprint.com)

