



Hazeley Cottage, Hazeley Bottom, Hampshire



A beautifully presented **Grade II listed country house** in a quiet rural hamlet.

Summary of accommodation

Reception hall | Sitting room | Study | Dining room | Drawing room | Kitchen/breakfast room | TV/playroom | Boot room | Laundry room | WC

Principal bedroom with en suite bathroom and walk-in dressing room | Five further bedrooms | Two further bathrooms and separate WC | Box room

Games room/au pair suite with bathroom

Pool House/Barn: Entertainment room with kitchenette | Bedroom | WC | Shower room

Landscaped gardens | Integral double garage | Swimming pool | Paddock

In all about 4.42 acres

Distances

Hartley Witney 1.6 miles, Hook 4.1 miles, Winchfield Station 3 miles, Basingstoke 11.5 miles

Reading Station 12.4 miles (London Paddington from 27 mins), Heathrow Airport 34.3 miles, London 49.6 miles

(All distances and times are approximate)



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Situation

Hazeley Cottage is perfectly located in the quiet rural hamlet of Hazeley Bottom and is close to the heathland at Hazeley Heath with numerous public footpaths and bridleways. The popular village of Hartley Witney is approximately 1.6 miles away, providing everyday needs with an excellent range of local shopping facilities. The nearby regional centres of Basingstoke and Reading provide more extensive retail and leisure facilities.

Independent schools include Wellesley, St Neots, Wellington College and Lord Wandsworth College. Communications are excellent with both the M3 and M4 easily accessible, providing fast road access to London (Heathrow and Gatwick) the west country and the south coast. Mainline stations at Winchfield and Basingstoke have regular services to London Waterloo. London Paddington and the City can be reached via Reading Station.

There are excellent equestrian facilities in the area at Wellington Riding Centre , an equestrian training centre and national competition venue and Tweseldown for cross country, schooling and competitions. The property is also in the middle of the Garth South Pony Club country and close to Bramshill Forest (permit required) and Wellington Country Park.



The award winning Heckfield Place is just 3.1 miles from the house, boasting a 5-star hotel with restaurants and a spa. For those who enjoy golf, Bearwood Lakes Golf Club is 11.5 miles away and is regularly listed on the Top 100 Golf Clubs list.

Hazeley Cottage

The house has immense charm and character throughout and is in approximately 4.42 acres of garden, grounds and pastureland. The welcoming reception hall provides access through to the drawing room and sitting room, perfect for formal entertaining. There is a study tucked away beyond the sitting room. The kitchen breakfast/family room is well appointed and has a vaulted ceiling breakfast area, an AGA and French doors opening out onto the terrace with far reaching views over its gardens and grounds.

From the rear entrance boot room there is access to the play/TV room, as well as a utility room. From here there are stairs leading up to a first floor bedroom or games room with adjoining bathroom, making an ideal au pair/ nanny flat. This room is situated over the integral garage.

There are six bedrooms on the first floor, including the principal bedroom which has a vaulted ceiling and adjoining bathroom. The remaining bedrooms are served by two family bathrooms and a shower room.









Outbuildings

Outside, the house has an adjoining three bay garage. Behind the garage are a number of general garden stores including a log store.

Garden and grounds

The formal garden lies principally to the south and west of the house. Adjacent to the family/ breakfast room is a paved terrace. Steps from the terrace lead to the swimming pool complex. Beyond the formal garden is an area of grassland. There is a large timber clad Pool barn which provides a fantastic party room with a bar, shower, WC and small kitchenette. On the first floor is an open plan room currently used as an office/ bedroom.

Services

Oil and private drainage.

Planning

Planning permission was granted in May 2024 to make alterations to the garage, to link it to the main house and make internal alterations to the ground floor and first floor bedrooms.

Ref: 23/00651/LBC - Basingstoke and Deane Borough Council



Viewings

Strictly through the selling agent, Knight Frank LLP.

Property information

Tenure: Freehold
Council Tax: Band G
Local Authority: Hart District
EPC Rating: D
Council



