

Hydegate House, Long Sutton, Hampshire





A stunning **Grade II listed period country house** situated in an attractive edge of village setting.

Summary of accommodation

Entrance hall | Cloakrooms | Drawing room | Dining room | Kitchen/breakfast room with larder and pantry | Magnificent vaulted reception room with gallery
Rear hall | Utility/boot room | Wine cellar | Principal bedroom with adjoining bathroom | Four further bedrooms | Two further bathrooms

Outside

Double garage | Greenhouse | Garden stores | Heated swimming pool with timber-framed summer house with kitchenette, changing room and covered seating area

Attractive mature gardens and grounds

In all about 2.5 acres

Distances

Basingstoke 9 miles, Odiham 2.5 miles, Alton 5 miles, Farnham 7 miles, M3 (Junction 5) 3.5 miles

London 45 miles, London Waterloo via Winchfield Station 49 minutes

(All distances and times are approximate)



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Situation

Hydegate is situated on the eastern fringes of Long Sutton, a picturesque and highly sought-after Hampshire village with a primary school, village hall, church and pond at the heart of the community. Nearby is an excellent network of local footpaths and bridleways.

There is a wide choice of schools within daily reach, including Lord Wandsworth College in the village, Robert Mays in Odiham, Alton College, Daneshill, Edgeborough, Yateley Manor, Cheam, St. Neots RGS and Wellington College. There is also a school bus service from North Warnborough to St. Swithun's School in Winchester.

Odiham provides a range of shops catering for everyday needs, including a supermarket, a doctors' surgery and dentist, as well as a post office and a good selection of restaurants. The larger towns of Farnham and Basingstoke are also nearby providing a wider range of shopping and recreational facilities.

The nearest mainline stations are Winchfield (London Waterloo from 49 minutes), Basingstoke which is 9 miles away with trains taking from 48 minutes to London Waterloo, and on a different line, Bentley Station, with trains to London Waterloo taking from 57 minutes. The M3 (Junction 5) provides fast access to the national motorway network, as well as Southampton, Heathrow and Gatwick Airports.

Hydegate House

Hydegate House is a most attractive Grade II listed period house which was thought to date from 1575 with later alterations and lies within the village Conservation Area. The current owners have meticulously and tastefully upgraded the interior design in keeping with the charm and character that this stunning family house has to offer.

Internally there are some exceptionally well-proportioned reception rooms. Of particular note is a magnificent Sussex barn reconstructed in 1986 to create a most stunning reception room.



Approximate Gross Internal Floor Area

House: 434 sq m or 4672 sq ft

Garage: 32 sq m or 345 sq ft

Pool House: 14 sq m or 151 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.



The oak frame is fully exposed with vaulted ceilings, open fireplace with fitted wood-burning stove, together with underfloor heating. To one end is a gallery that provides a study area. Throughout the house there are numerous period features with exposed oak timbers, an attractive brick open fireplace with woodburing stove in the drawing room, inglenook fireplaces, which are sealed, to bedroom two and bathroom two, and an inglenook fireplace in the dining room which is fitted with a woodburning stove. The kitchen/breakfast room has been beautifully fitted by Mark Wilkinson with granite work surfaces. The Aga is set into a former inglenook fireplace with the original bread ovens still in evidence behind. Adjacent to the Aga is a Miele induction hob. The island unit has an oak and granite work surface, and the flooring is limestone and brick, which continues through to the rear hall and excellent boot/utility room. Off the kitchen is the walk-in larder and separate pantry, both of which are fitted in keeping with the main kitchen.

The bedroom accommodation is well planned and extends over the first and second floor. The principal bedroom has exposed wall timbers with an opening through to the bathroom and separate WC. There is a further bedroom and a large family bathroom with a roll top bath and shower on the first floor. The remaining three bedrooms and bathroom are to the second floor.

The house has immense charm and character and stands within attractive well-tended gardens and enjoys delightful views over its gardens and to the farmland beyond.

In all, Hydegate is an exceptionally attractive period family home in a highly convenient and sought-after location.

Garden and grounds

The mature gardens and grounds are a beautiful feature. A sweeping gravel drive flanked by an area of lawn leads to a turning circle with neatly clipped box hedging, with the front elevations of the house adorned by wisteria, climbing roses and shrubs. The drive extends to a parking area adjacent to the double garage. There are various shaped flower beds and magnolia trees.





The formal garden lies to the rear with a paved terrace adjacent to the barn and a further terrace with a rose garden adjoining the sitting room. Both terraces are surrounded by well-stocked beds. Beyond the terraces is a large expanse of lawn, within which are two mature specimen trees. A brick and flint wall, together with feature Yew Trees and flower beds, divide the garden from a swimming pool area where there is a further area of lawn and a variety of semi-mature and mature specimen trees. The heated swimming pool, which has been recently renovated with a new liner and air source heat pump, has a paved surround and electric cover. Adjacent to the pool is the timber-framed summer house which has a kitchenette, changing room and plant room. Within the northwest corner of the garden is a vegetable and cutting garden as well as a soft fruit cage.

The garden opens into an orchard with wild flower meadow and an area of mowed grassland.

Outbuildings

To the north of the house and adjacent to the parking area is a large barn style double garage.

Adjoining the rear of the barn there is a wood store together with a garden store.

Within the garden there is an Alitex greenhouse.

Services

Mains water, electricity, septic tank drainage, gas fired heating.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as rugs, curtains, light fittings, garden ornaments etc, are specifically excluded but may be made available by separate negotiation.

Viewing

Viewing by prior appointment only with the Agents.

Directions (RG29 ISR)

What3words [//array.voting.reshaping](#)

From the M3 (Junction 5) proceed south on the B3349 towards Odiham and Alton. At the first roundabout continue on the B3349 signposted to Alton. Proceed into Odiham and at the roundabout just after the Texaco petrol station turn right signposted to Alton and South Warnborough. Continue for approximately 2 miles and at the bottom of the hill turn left at the crossroads signposted Long Sutton. Proceed into the village passing the church and duck pond on your left and Hydegate is the last property on the left when leaving the village.



Property information

Tenure: Freehold

Local Authority: Hart District Borough Council 01252 622122

www.hart.gov.uk

Council Tax: Band H

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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