



WHEATHOLD COTTAGE, WHEATHOLD, WOLVERTON

Hampshire RG26 5SA



EXCEPTIONAL PERIOD HOME WITH A 1 BEDROOM STUDIO BARN

A charming 19th-century property that has been thoughtfully remodelled, blending original features like exposed beams and bricks with modern, open-plan living.



5 - 6



4 - 5



3

EPC

D

Local Authority: Basingstoke and Deane Borough Council

Council Tax band: G

Tenure: Freehold

Services (Main House): Mains electricity, air source heat pump, water softener, mains water, septic tank, connection point to a back up generator, solar panels, superfast fibre to the house broadband, (Hants Broadband)

Services (Studio Barn): Electric boiler, mains water, separate private drainage



RURAL YET EASILY ACCESSIBLE TO COMMUNICATION LINKS

The property offers spacious, bright accommodation with a stone-floored entrance hall leading to a family room with garden views. The main living area includes a sitting room with Inglenook fireplace, dining room, and kitchen with electric Aga and modern appliances, flowing into a utility room. Upstairs, the principal bedroom has built-in wardrobes and an en suite with Jacuzzi bath. A second en suite bedroom with vaulted ceiling can serve as guest or alternative principal suite. Three more bedrooms share a family bathroom, with one en suite. Eco-friendly features include solar panels, underfloor heating, air source heating, air circulation, EV charging, and double glazing. Planning permission is granted for an Orangery extension. The grounds include a studio barn with open-plan living, kitchen, en suite bedroom, and veranda. A driveway leads to a triple garage with storage above. The 4-acre grounds feature lawns, vegetable garden, fruit cages, and paddocks with separate access.







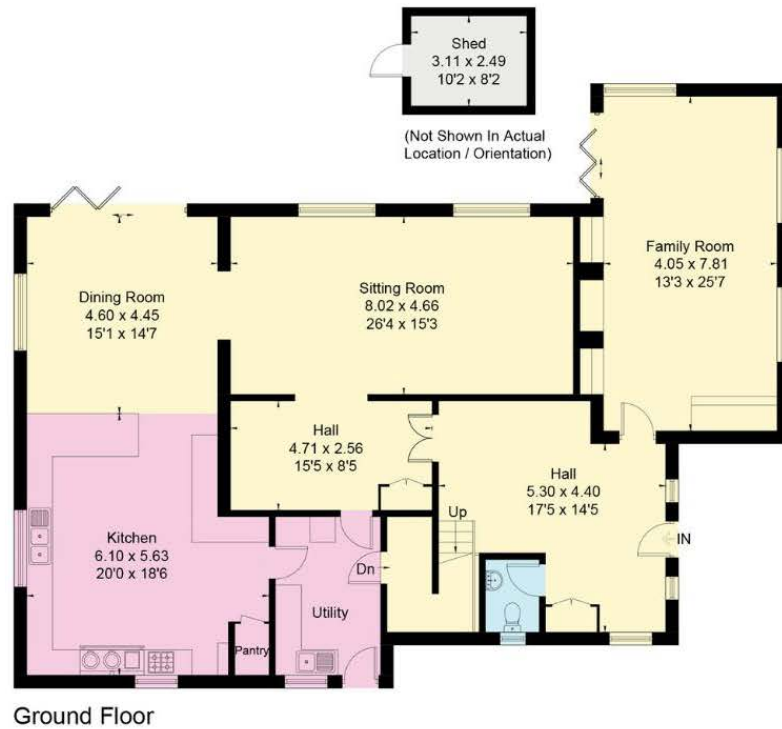
Approximate Floor Area

Ground Floor = 177.8 sq m / 1914 sq ft

First Floor = 160.6 sq m / 1729 sq ft

Outbuildings = 90.3 sq m / 972 sq ft (Including Garage / Excluding Shed)

Total = 428.7 sq m / 4615 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Clive Moon

01256 350600

clive.moon@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View

Basingstoke RG21 4FF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 June 2025. Photographs and videos dated June 2025. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.