



# WEST END HOUSE, MATTINGLEY

Hampshire, RG27 8LJ







# AN EXCEPTIONAL HOME SET WITHIN BEAUTIFUL GROUNDS

Approached through impressive automatic electric gates, the arrival sets the tone as a gravel driveway, bordered by sweeping lawns, meanders gently across a brick bridge over a picturesque boating pond.



Local Authority: Hart District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage. LPG heating



## EXQUISITELY PRESENTED COUNTRY PROPERTY

The central reception hall leads into a further inner hall which provides access to the drawing room, stairs to the first floor, a cloakroom and wine cellar. The drawing room is light and welcoming, with double doors opening directly onto the garden, while the double-aspect study enjoys forward-facing views over the boating pond. At the heart of the home lies a beautifully fitted kitchen, which flows into a dining room set within a glazed orangery. A lantern roof and two sets of French doors bring in wonderful natural light, creating a seamless link with the gardens beyond. Stairs, in a hall adjacent to the kitchen, lead down to the basement level, where there is a generous games room and laundry room. Upstairs, the principal bedroom suite is an exceptional space, enjoying vaulted ceiling, triple aspects, exposed beams, built-in wardrobes and a luxury en suite bathroom with a walk-in shower, free-standing bath and separate WC. Three further double bedrooms complete the first floor, one with an en suite shower







## FANTASTIC ACCESS TO ALL MAJOR TRANSPORT LINKS

Outside, the driveway sweeps over a bridge across a large boating pond and arrives before a substantial detached garage accessed via two sets of double doors, while a third set of doors opens into a fitted gym. Above the garage, a charming guest suite provides a bedroom with its own en suite bathroom, ideal for visitors or extended family. There is ample parking to the front for numerous vehicles.

The gardens are a particular highlight. A broad terrace offers the perfect space for outdoor dining and entertaining, overlooking largely level lawns that frame this enchanting setting. At its heart lies the boating lake, adding both charm and tranquillity to the grounds, which extend in total to around 1.2 acres.











## LOCATION

Hartley Wintney 3.7 miles, Winchfield station 3.3 miles (London Waterloo from 50 minutes), Basingstoke 9.7 miles, Reading 12 miles (London Paddington from 29 minutes) M3 (Junction 5) 4.5 miles, M4 (Junction 11) 8.2 miles, London 46miles. (All distances and times are approximate.)

The property is situated in a peaceful position within the hamlet of Mattingley. Everyday facilities can be found in the nearby picturesque village of Hartley Wintney, which has a pretty high street and Hook where there is a Tesco and Sainsburys supermarket. A more extensive and comprehensive range of recreational and shopping facilities are available in the nearby towns of Basingstoke and Reading. The M3 and M4 motorways a short distance away providing access to London, the national motorway network and Heathrow and Gatwick airports. Railway stations at Hook, Winchfield and Basingstoke provide a fast and regular services to London Waterloo (from 45 mins). There are several excellent schools in the area, including Hook Primary School, White Water Primary School in Rotherwick and Robert Mays Secondary School in North Warnborough, Wellesley Prep School, St Neot's, Lord Wandsworth and Wellington College.











Approximate Gross Internal Area = 337.89 - 413.88 sq m / 3,637 - 4,455 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)





**Clive Moon**

+44 125 663 0976

[clive.moon@knightfrank.com](mailto:clive.moon@knightfrank.com)

**Knight Frank North Hampshire**

Matrix House, Basing View, Basingstoke, RG21 4FF

**[knightfrank.co.uk](https://www.knightfrank.co.uk)**

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