



THE OLD RECTORY

Hartley Wespall, Hampshire



A WONDERFUL COUNTRY HOUSE WITH CHARMING GARDENS AND A SWIMMING POOL

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Family room | Study | Garden room | Kitchen | Scullery | Boot room | Laundry room | Cloakroom | Cellar

First Floor: Principal bedroom | Four further bedrooms | Two bathrooms

Second Floor: Two further bedrooms and family bathroom

Outside: Swimming pool | Orchard | Paddock | Mature gardens | Various stores | Detached coach house and workshop | Garage

In all about 3.16 acres

Distances: Basingstoke 6.9 miles, London Waterloo from 45 minutes. Reading 12.3 miles, London Paddington from 23 minutes
(All distances and times are approximate)

SITUATION

The Old Rectory occupies a delightful rural setting close to the Hampshire/Berkshire borders, in the hamlet of Hartley Wespall, and is surrounded by the Duke of Wellington Estate. Hartley Wespall is a small rural community mid-way between the larger centres of Basingstoke and Reading. The nearby village of Sherfield-on-Loddon provides excellent local facilities including a general store which has a butchers and bakery, two public houses, coffee shop and post office.

The village of Rotherwick is also close-by with its two public houses, Tylney Hall Hotel and golf course. The regional centres of Basingstoke and Reading are within easy driving distance and provide extensive shopping and recreational facilities. There are good local state schools in Reading and the popular primary school in the neighbouring village of Rotherwick. Independent schools nearby include Wellesley Prep School within a few minutes drive, Sherfield, Ludgrove, St Neots, Crosfields, Elstree, Cheam, The Abbey School, Wellington College and Bradfield College.

Communications are first class, being almost mid-way between the M3 and M4 motorways, which provide fast road links to London, the West Country and the international airports. The mainline stations at Basingstoke and Reading provide links to London Waterloo, Paddington and the Elizabeth line respectively. There is also a branch line station at Bramley with services to Basingstoke and Reading. Throughout the adjoining countryside are some delightful walks and bridleways, whilst recreational facilities can be found at Wellington Country Park and Wellington Riding Centre.



THE OLD RECTORY

The Old Rectory is a wonderful country house built in the early Victorian era, the house has been a much loved family home in the same ownership for over fifty years. Many of the original period features have been retained, such as the servants' bells and original fireplaces in most rooms.

The ground floor has a lovely welcoming entrance hall which leads onto an excellent drawing room and dining room, perfect for formal entertaining. There is also a family room, study and garden room on the ground floor ensuring plenty of space for family life. The kitchen and scullery are at the rear of the house and has a useful adjoining laundry room, larder and boot room. There are two cloakrooms completing the ground floor.

Upstairs the principal bedroom has a lovely outlook over the surrounding fields and an adjoining bathroom. There are four further bedrooms and a family bathroom on this floor. The second floor has two well-proportioned bedrooms and a family bathroom.







Approximate Gross Internal Area
 Main House = 5324 Sq Ft / 494.64 Sq M
 Outbuilding = 509 Sq Ft / 47.27 Sq M
 Total = 5833 Sq Ft / 541.91 Sq M

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.



OUTSIDE

Set within over 3 acres of land the house has charming, well-established gardens with views over the surrounding countryside. There is an immaculate lawn, productive orchard, paddock, walled garden and a wonderful swimming pool. There are various stores within the grounds, a coach house with workshop and garage.





PROPERTY INFORMATION

Tenure: Freehold

Services: Private drainage, oil central heating and mains electric.

Local Authority: Basingstoke and Deane

Council Tax: Band G

EPC: E

Postcode: RG27 0BB

What3words: ///headlight.spacing.intruders

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