



DAMALES HOUSE, HARTLEY WINTNEY

Hampshire RG27 8JA



GRADE II LISTED HOME WITH POOL AND TENNIS COURT

Brimming with character and charm, this stunning six-bedroom Grade II listed house is believed to date back to the 17th century and has been sympathetically extended, reconfigured and renovated by the current owners to an extremely high standard.



6



4



4

EPC

D

Local Authority: Hart District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired heating. Air source heat pump.



REMARKABLE HOME WITH A WEALTH OF PERIOD FEATURES

Upon entering the entrance hall an opening to the right leads to the formal drawing room with fireplace and wood-burning stove, which flows through to both a study and dining room. A second sitting room, also with a wood-burning stove, features two sets of patio doors opening out to the garden. The heart of the home is the spectacular 40 ft vaulted family kitchen, flooded with natural light and fitted with Neptune cabinetry, an electric AGA with induction hob, integrated appliances and a large central island. This space also benefits from underfloor heating and offers a generous informal dining/sitting area with two sets of bi-fold doors opening onto the rear terrace and garden – ideal for entertaining. Adjoining the kitchen is a boot room, utility room and a shower room. From the boot room, stairs lead to a charming mezzanine landing and a sixth bedroom, offering guest accommodation. A WC completes the ground floor.





IN GROUNDS OF ABOUT 2 ACRES WITH RURAL VIEWS

Upstairs, the principal bedroom suite has far reaching rural views and features a walk-in dressing room and en suite bathroom. There are four additional bedrooms, one of which has its own en suite plus a beautifully appointed family bathroom. A secondary staircase provides convenient access to the ground floor.

Outside, the property is approached via wooden gates opening onto a gravel driveway, leading into a picturesque courtyard to the front of the house. The rear garden is a true haven, with a large terrace, an established kitchen garden with vegetable beds, sweeping lawns, mature trees and hedging and well-maintained paddocks.

Additional features include an orchard with fruit trees and fruit cage, a swimming pool, a tennis court, field shelter and a stable with feed store. The paddock benefits from a separate gated access via a farm track leading to the main road.







LOCATION

Hartley Wintney 2 miles, Hook 2 miles, Odiham 4.5 miles, Basingstoke 9 miles, Farnham 12 miles, M3 (Junction 5) 2.5 miles, M4 (Junction 11) 11 miles, Winchfield station 2.5 miles (London Waterloo 49 minutes). (All times and distances are approximate)

Damales House is located in a rural setting, close to the village of Hartley Wintney. This picturesque Hampshire village offers a good selection of shopping and local facilities, including restaurants, public houses, church, health centre, dentist and local post office. The nearby centres of Hook, Odiham, Basingstoke and Farnham are all within easy reach and provide a further range of shopping, recreational and educational facilities. There are a number of excellent state and private schools within the area, including Wellesley Prep, St Neots, Wellington College, Eagle House and Lord Wandsworth. Communications in the area are first class, with the M4 and M3 motorways a short distance away, providing easy access to London, together with Heathrow and Gatwick Airports. There are mainline stations at both Winchfield and Hook which provide fast and regular services to London Waterloo. The surrounding countryside is most attractive with numerous public footpaths and bridleways throughout to enjoy.

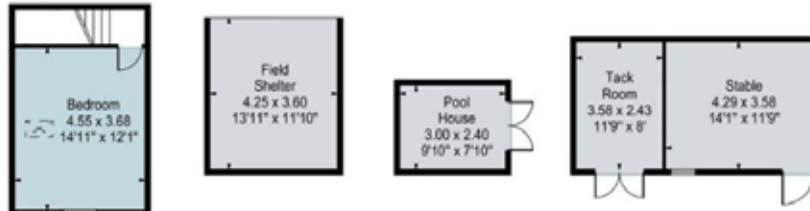




Borough Court Road,
Hartley Wintney,
Hook,
Hampshire, RG27 8JA

Gross internal area (approx.)
Total = 470 sq.m (5055 sq.ft)
Main House = 414 sq.m (4452 sq.ft)
Outbuildings = 56 sq.m (603 sq.ft)

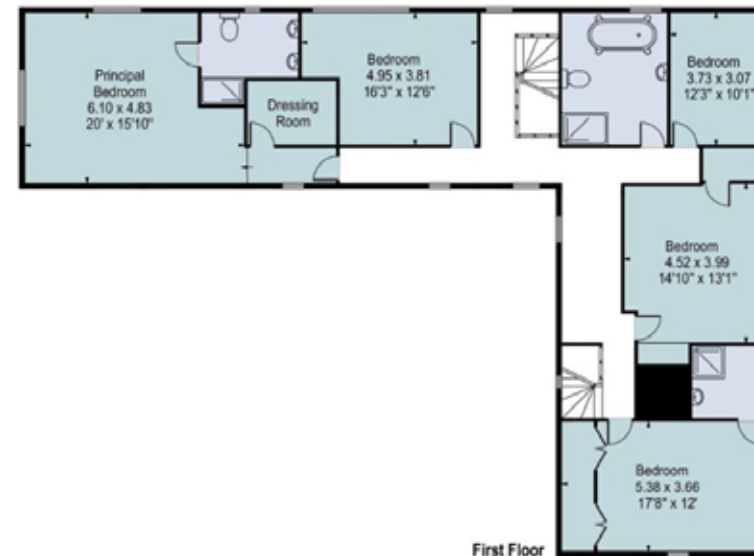
For Identification Only. Not To Scale.
© www.sixtyshotglobal.com



First Floor



Ground Floor



First Floor

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

01256 350600

clive.moon@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View

Basingstoke RG21 4FF

[knightfrank.co.uk](https://www.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 <Particularsdate>. Photographs and videos dated <Photodate>. 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.

