



Blue House Farm, Mattingley, Hampshire

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A wonderful opportunity to **create a new country house** in a traditional style, set in approximately 96 acres within 50 miles of London.

## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Drawing room | Dining room | Family room | Study | Kitchen/breakfast room | Boot room | Utility room | Larder | Wine store | Coats & cloakroom

**First Floor:** Principal bedroom with adjoining dressing room and bathroom | Four further double bedrooms each with adjoining bathrooms | Laundry room

**Second Floor:** Two double bedrooms (one with adjoining bathroom) | Bathroom | Extensive under eaves storage space

**Gate House Cottage:** Two bedrooms | Bathroom | Sitting room | Kitchen | Private garden

**Outside:** Two large oak-framed barns | Pool house with swimming pool | Oak framed four bay garage with one bedroom flat over | Formal gardens | Wildflower meadow  
Indoor riding school | Orchard | Pond

83.84 acres (33.94 hectares) approximately of pastureland and about 5.47 acres (2.21 hectares) of woodland within which is a small stream

In all the whole amounts to 96.24 acres (38.95 hectares)

### Distances

Hartley Wintney 2½ miles, Hook 2½ miles, Basingstoke 7 miles, Heathrow Airport 23 miles, London 47 miles, London Waterloo via Winchfield Station from 50 minutes

(All distances and times are approximate)



Knight Frank North Hampshire  
Matrix House, Basing View  
Basingstoke  
RG21 4FF  
[knightfrank.co.uk](http://knightfrank.co.uk)

Knight Frank Country Department  
55 Baker Street  
London  
W1U 8AN  
[knightfrank.co.uk](http://knightfrank.co.uk)

Clive Moon  
01256 630976  
[clive.moon@knightfrank.com](mailto:clive.moon@knightfrank.com)

Edward Cunningham  
020 7861 1080  
[edward.cunningham@knightfrank.com](mailto:edward.cunningham@knightfrank.com)

James Crawford  
020 7861 1065  
[james.crawford@knightfrank.com](mailto:james.crawford@knightfrank.com)

## Situation

Blue House Farm occupies a delightful position surrounded by its own farmland on the edge of the popular and convenient village of Mattingley. Within the village there is a church, public house and the Pumpkin Patch Day Nursery.

More facilities can be found in the nearby picturesque village of Hartley Wintney, as well as Hook where there is a Tesco Supermarket.

More extensive and comprehensive range of educational, recreational and shopping facilities are available in the nearby towns of Reading and Basingstoke. There are a number of excellent private schools in the area which include Daneshill, The Grey House, St Neot's, Lord Wandsworth College and Wellington College. There is a state school, Whitewalter Primary School, in the nearby village of Rotherwick.

Communications are first class. The M3 and M4 motorways are a short distance away running to London, the national motorway network and Heathrow and Gatwick Airports. There are also mainline stations at Hook, Winchfield and Basingstoke which provide a fast and regular service to London Waterloo.

The surrounding countryside has numerous public footpaths and bridleways.



## Quality and Craftmanship

Informed throughout by classical Georgian references, Blue House Farm sympathetically weaves into its fabric both traditional and modern materials, coupled with time – honoured craftsmanship, enhancing the charm and grandeur of this country house.

Externally, the clay plain tiles, blend with the warm hues of the red brick detailing, laid in a traditional Flemish bond. The wooden box-frame sliding sash windows are made by local joiners and hand painted. A broad hand-made stone portico frames the entrance, creating an impressive formal transition into the well-proportioned interior.

Internally, the Georgian proportions quickly become evident; high ceilings amplify the natural light and display the elegant detail of the plaster corning in the reception rooms. Further respecting the period references, bespoke skirting, architraves, and door linings complete the interior architectural detailing.

Impeccable attention to detail sets this home apart, with the finest natural stone and wood flooring, detailed fireplace surrounds, traditionally crafted joinery and luxurious bathroom and kitchen fixtures and fittings from suppliers such as Lefroy Brooks and Porter Bathrooms.

The house features underfloor heating, prewiring for selected audio-visual systems as well as home security and CCTV systems.

## Specification

### Ground Floor

**FLOORING:** Bespoke finished tumbled Oak herringbone, Cabochon flooring and other natural stones from suppliers such as Artisans of Devizes and Chaunceys of Bristol. Underfloor heating throughout.

**FIREPLACES:** Typically hand-crafted traditional styles in limestone and marble.

**JOINERY:** Handmade joinery in Boot Room, Utility Room, Main Hall, Back Lobby - All hand painted with real wood veneered interior and solid brass hinges or blum hinges. Detailing varies across rooms. Worktops in a combination of Caesarstone quartz and prime grade, full-stave wood. Additional designs available for other areas.

### First Floor

**FLOORING:** Bedrooms and landings are prepared for carpet, ready fitted with underlay suitable for underfloor heating.

**WARDROBES:** Principal bedroom and dressing room with hand-crafted cabinetry, internally lined with oak veneer and fitted with shelves, drawers and hanging rails, and integrated LED lighting. Features such as shoe storage, additional internal drawers, jewellery trays and bespoke solutions can be specified as an option. Additional designs available for other bedrooms and dressing rooms.

**BATHROOMS:** Selected sanitaryware and brassware by brands such as Lefroy Brooks, tiled in a variety of natural stones and marbles from suppliers such as Artisans of Devizes. Freestanding baths, under-mounted baths with marble surrounds and bespoke-made marble topped vanity units along with bespoke shower screens.

### Second Floor

**FLOORING:** Bedrooms and landings are prepared for carpet.

**BATHROOMS:** Selected sanitaryware and taps, large showers tiled in high-quality porcelain tiles.

### General

**WINDOWS & DOORS:** Bespoke, hand-made sliding sash windows and doors, hardwood where appropriate.

**WOODWORK & CORNICING:** Bespoke plaster mouldings, panelling and woodwork created using traditional mouldings.

**HEATING:** Typically an air-source heat pump backed up by an oil-fired boiler. Thermostatically controlled underfloor heating to ground & first floors. Radiators on second floor.

**LIGHTING:** Energy efficient, warm-white LED lighting throughout. Layered lighting schemes will also include pendant lights and wall lights. Bathroom lighting includes low level PIR operated night lights. 5 Amp circuit provided.

**HOME AUTOMATION:** Wired data cable and Wifi installed throughout for home automation.

**SECURITY:** The house will be fitted with a security alarm, with wiring provision for cameras.



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## Services

Mains electricity and water. Private drainage is via treatment plant. Air-source heat pump with a back up oil boiler.

## Ten Year Warranty

The property will be independently surveyed during the construction by surveyors who will issue a ten-year warranty certificate.

## Fixtures & Fittings

Only such items mentioned in these particulars are included in the sale.

## Sustainability

Sherbourne Developments is a responsible developer, committed to environmental issues. We are committed to creating developments which are both high-quality and environmentally friendly places to live. We aim to minimise our impact on the environment and maximise the implementation of sustainable initiatives wherever possible.

Our health, safety and energy goals all share the same aim of protecting the environment. Our properties are created with our client's wellbeing in mind, whether it is as simple as ensuring their new house offers the highest standards in technology, such as using solar panels. We also ensure our developments support and benefit biodiversity and the local wildlife – ecological strategies include using bat and bird boxes to encourage wildlife, as well as allowing for wildflowers to grow and retaining mature trees.

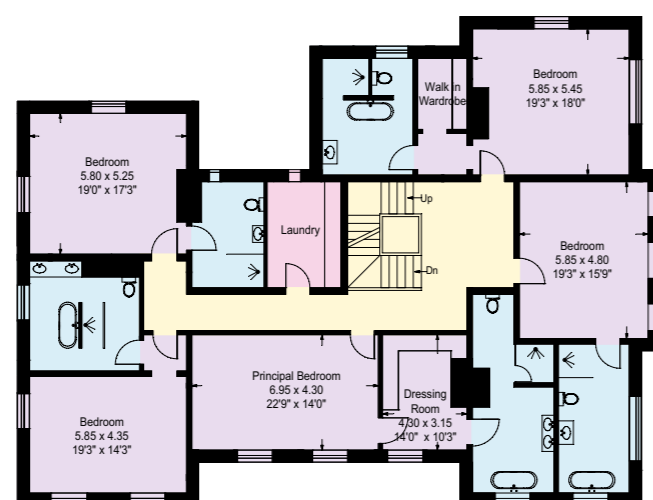
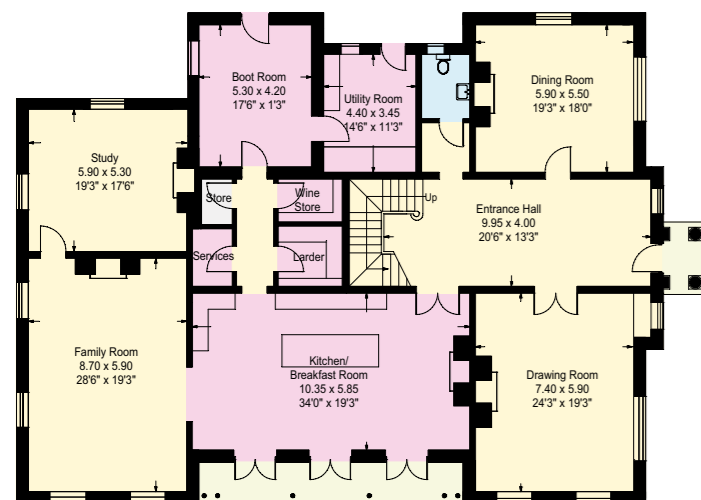
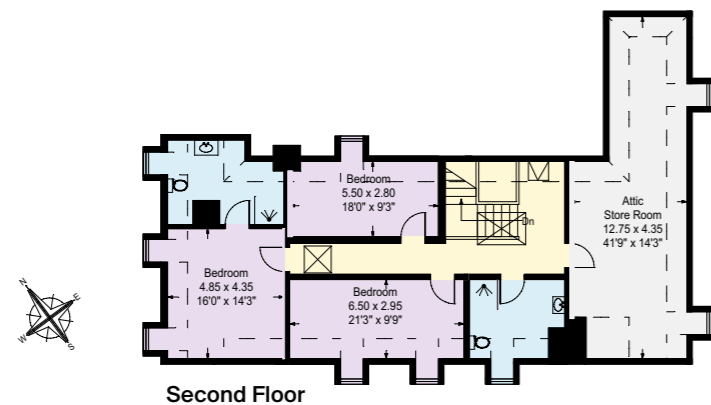
We are also proud to regenerate and restore many brownfield sites that have fallen into disuse, which in turn helps to improve the local area and the environment.

**Approximate Gross Internal Floor Area**

House: 800 sq m or 8611 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Sherbourne Developments**

Sherbourne developments brings, to a very traditional market, a fresh perspective on what our clients' demand from a home in the 21st century

We favour a sharper, more engaging take on design and service utilising the best traditional materials and up-to-date technologies in all our homes. We build properties that both celebrate our architectural heritage and the avant-garde whilst focusing on innovation in construction, comfort and luxury.

Sherbourne Developments accompanies you at every step towards your new home; through each individual room, utility and fitting until each detail is as perfect and welcoming as it should be.

Allow us to lead you on your unique Sherbourne journey.

Sherbourne Developments has received three United Kingdom Property Awards in 2020-21, 2021-22 and 2023-2024, one of the most highly acclaimed industry awards. These are achievements which is recognised as a mark of excellence for property professionals.

**Sherbourne Project Management**

Sherbourne Project Management has recently been set up due to the growing demand from our clients to manage a project on their behalf and protect their interests.

Sherbourne Developments are best known for creating modern homes inspired by classical architecture. Sherbourne Project Management will guide the client through their project and manage some of the complexities that come with a lengthy build allowing them to focus on the aspects that are important to you.

Sherbourne Project Management can guide you from conception through to completion on your project be it a new build or a refurbishment to your current home. We have a wealth of contacts and all the facets that go into making your project run smoothly.

Our architecture, design, interior design, and construction project management services are also offered as standalone services to clients already undertaking works. The service is totally bespoke. Tailormade brings together all of our disciplines under one roof. This is how the most beautifully, personalised homes are realised, and we are able to deliver to the highest levels of client satisfaction.

For more information, please contact: enquiries@sherbourne-developments.com  
 +44 (0) 1672 511522, www.sherbourne-developments.com

### Sherbourne Interiors

Sherbourne Interiors provides a fully integrated luxury residential interior design service working with private clients to create elegant interiors of excellence. With a focus on bespoke, distinctive designs, tailored to fit each client's personal needs, we provide a complete interior design service taking a project from concept to completion. We start all aspects of our residential interior design with concepts – these are illustrated to our client through sketches, materials, and visualisations.

We continue to add detail and thought to each and every individual aspect of the project right up until installation, liaising with our suppliers and our contractors to achieve a design of flawless quality.

Our experienced interior designers interpret each of our client's style to provide innovative and exquisite interiors, curating furniture, textiles and even art. We continually create unique schemes of soft finishes and furniture for each project ensuring all our design decisions are in keeping with the clients tastes and lifestyle needs.

For more information, please contact enquiries@sherbourne-interiors.co.uk or call 01672 511522

### Viewings

Viewings by prior appointment only with the Agents.

### Directions (Postcode RG27 8LJ)

From M3 (junction 5) proceed north towards Hook and follow signs to Reading the B3349 towards Mattingley. On entering Mattingley turn left opposite left opposite the Leather Bottle pub, proceed down Bottle Lane and the entrance to Blue House Farm is on your right at the bottom of the lane. From M4 (Junction 11) proceed south on the A33 towards Basingstoke.

At the end of the dual carriageway, at the roundabout turn left onto the B3349 signposted to Hartley Wintney. At the next roundabout, adjacent to Wellington Country Park, take the 2nd exit, continuing on the B3349. Proceed straight over the next roundabout. On entering Mattingley, take the turning right into Bottle lane and the entrance to Blue House Farm will be found your right at the bottom of the lane.

### Property information

**Tenure:** Freehold  
**Local Authority:** Hart District Council: 01252 622122  
 www.hart.gov.uk  
**Council Tax:** Blue House Farm: Band G  
**EPC Rating:** Predicted C



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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