



THE OLD POST OFFICE

The Street, Long Sutton, Hook, RG29 1SS



THE OLD POST OFFICE

The Street, Long Sutton,
Hook, RG29 1SS

An attractive Grade II listed, five bedroom family home with a beautiful south facing garden in the heart of this popular Hampshire village

Accommodation

5 bedrooms, 2 bathrooms (1 en suite)
| Large entrance hall, sitting room,
dining room, snug, office | Kitchen/
breakfast room, utility room, cloakroom
| Single garage, driveway parking
| Grade II listed | Gardens and grounds
approx. 0.35 of an acre | 2749sqft house
and 2920sqft including outbuildings
| EPC D62

Odiham 3 miles | Farnham 9 miles
| Basingstoke 10 miles | London
Waterloo from Hook in under an hour
| Mileages and times approximate





THE OLD POST OFFICE

The Old Post Office is a charming Grade II listed village house dating back to the 17th century, ideally situated in the heart of the village opposite the church. On the ground floor there is a large entrance hall with cloakroom, utility room and storage cupboard. Beyond the hallway is a generous sitting room with doors opening onto the garden and a log burner. The sitting room links into a good size office with rear door to the garden. The dining room is full of period charm with exposed beams and brick flooring, as well as a further log burner. The kitchen/breakfast room is well placed next to the dining room and is well equipped, with a lovely view of the garden from the kitchen sink. A snug/playroom sits just to the right of this, very useful for young families or as a separate space for teenagers to enjoy.



Upstairs two staircases lead up to the five bedrooms, all of which are generous sizes. The ceilings have been cleverly vaulted in parts, providing a good feeling of space and light. There is a family bathroom, and the main bedroom has a very impressive feel with a dressing area and ensuite bathroom.

OUTSIDE

The garden is truly magical and wonderfully unexpected in size for a village setting. A large south-facing terrace spans the width of the house, perfect for entertaining. Steps flanked by colourful beds lead to the large expanse of lawn that wraps around the side of the house and extends into a wildflower meadow and orchard. There is parking for two cars on a private driveway with a single garage.



SITUATION

The property is situated in the attractive village of Long Sutton which has a wealth of period properties and a thriving community. The village has a number of amenities, including a village hall, a primary school and a pub, and wider amenities can be found at Odiham which is just 3 miles away. The area has an excellent range of schools including Lord Wandsworth College which is in the village itself. Fast trains to London from Winchfield (49 mins) or Basingstoke (45 mins) provide commuting services and the M3 Junction 5 is 5 miles away.

Approximate Floor Area = 255.4 sq m / 2749 sq ft
Garage = 15.9 sq m / 171 sq ft
Total = 271.3 sq m / 2920 sq ft (Excluding Shed)



Ground Floor



First Floor

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, gas and septic tank. Gas fired heating.

Broadband availability

Superfast available according to Ofcom.

Mobile/Internet Coverage

Good outdoor, variable in-home, according to Ofcom

Tenure

Freehold with vacant possession.

Construction

Brick

Local Authority

Hart District Council

www.hart.gov.uk

01252 622122

Council Tax

Band F

EPC

D62

Postcode

RG29 1SS

Directions

From Odiham take the B3349 South for approximately 2 miles, then take the left hand turning to Long Sutton. Continue, going past the village pond (on your left) and The Old Post Office will be found shortly after on your right, opposite the village church.

What3Words

///dreamers.renamed.
autumn

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at April 2026.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

