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Farnham Road, Hook, RG29 1HR

Belvoir

Guide price £875,000



Key Features

- Four-bedroom detached house
- Bespoke 1930's build
- Tenure: Freehold
- Total plot size approximately 1.86 acres
- Paddock of 0.77 acres included
- Excellent potential subject to consents
- Period features
- EPC rating: TBC





Marketing Deadline: Viewings available until Friday 26th June 2026 - All offers to be considered thereafter.

The Oaks is a highly individual detached residence, understood to have been built in the 1930s, occupying a wonderfully mature and established setting with extensive gardens, a rear paddock and an appealing sense of privacy. Set within a house plot of approximately 1.09 acres, together with a further paddock of approximately 0.77 acres on a separate title, the property offers a rare opportunity to acquire a characterful home with substantial grounds and clear potential for modernisation, improvement and enhancement.

Approached within a leafy, well-screened environment, The Oaks immediately conveys the charm and presence associated with homes of its period. The property is of attractive red-brick construction beneath a tiled roof, with traditional window detailing, prominent chimney stacks and elevations softened by mature planting. While modernisation is now required throughout, the house retains considerable appeal and represents an exciting blank canvas for a purchaser wishing to create a long-term family home in a beautiful and generous setting.

The accommodation offers excellent scope and flexibility. The existing layout provides the foundations for a comfortable and well-proportioned residence, with rooms that could be sympathetically updated to reflect the character of the original house while incorporating the convenience and specification expected of modern living. The reception areas

offer the potential to create both formal and informal living spaces, while the relationship between the house and gardens provides an obvious opportunity to maximise views, natural light and access to the outside.

A particular feature is the property's connection with its gardens. To the rear, a paved terrace adjoins the house and provides an attractive area for outdoor dining and entertaining, overlooking lawns, mature trees, and established borders. A conservatory/garden room further enhances this link with the outside, creating a pleasant transitional space between the interior accommodation and the surrounding grounds.

The gardens are a defining feature of The Oaks. Extending around the property, they are largely laid to lawn and interspersed with mature trees, planted beds, shrubs and informal pathways leading to various outbuildings including a recently added log cabin. The setting feels private, peaceful and well established, with a variety of garden areas offering scope for landscaping, recreation, growing or simply enjoying the open space. The aerial images demonstrate the scale and maturity of the plot, with the house sitting comfortably within its grounds and enjoying a countryside outlook on all sides.

Beyond the main garden area lies a paddock extending to approximately 0.77 acres. This additional land adds significantly to the property's appeal and versatility. It may suit buyers seeking space for smallholding interests, subject to any necessary arrangements or consents, or those who simply value the benefit





of additional land and a more rural feel. Together, the house and paddock extend to approximately 1.86 acres, creating a property with a sense of space that is increasingly difficult to find.

With imagination and investment, there is scope to create a superb residence that celebrates the original 1930s architecture while introducing contemporary finishes, improved services and a layout tailored to modern family life. There may also be potential to reconfigure or extend the existing accommodation and driveway placement, subject to the necessary planning permissions and building regulations.

The Oaks presents an opportunity to shape a distinctive home in a mature and attractive setting. The combination of character, land, gardens and potential gives The Oaks a breadth of appeal, whether for families, downsizers seeking space and privacy, buyers with outdoor interests or those looking for a project with genuine long-term rewards.

In summary, The Oaks is a bespoke 1930s detached property occupying a generous and beautifully established plot with gardens and a rear paddock. Modernisation is required throughout, but the fundamentals are excellent: an attractive period house, mature surroundings, generous land and considerable scope to create something very special. For buyers seeking a property with charm, space and future potential, The Oaks represents a compelling and increasingly rare opportunity.



Viewing Information

Please be advised that this property is being marketed under a fixed-term marketing agreement. Viewings will be conducted up until Friday 26th June 2026, at which point all offers received will be presented to the vendors for consideration. This is not a sealed bid process, and prospective purchasers are encouraged to use the full marketing period to view the property and consider any renovation or improvement works according to their individual needs.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Phillips Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

Please note that all viewers attend property viewings at their own risk and must assess any hazards themselves.



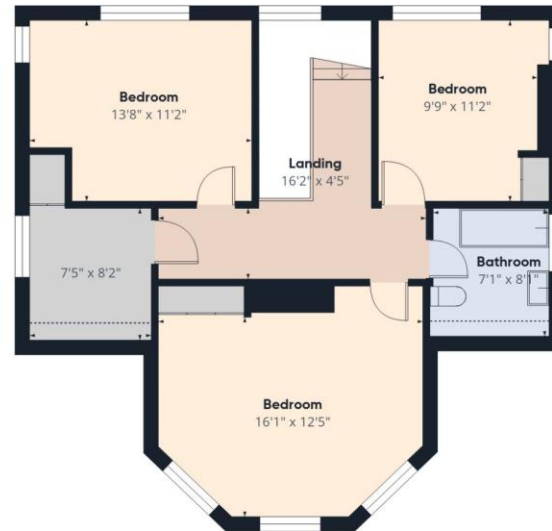


BELVOIR!

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Floor 0



Floor 1

Approximate total area⁽¹⁾

1752 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

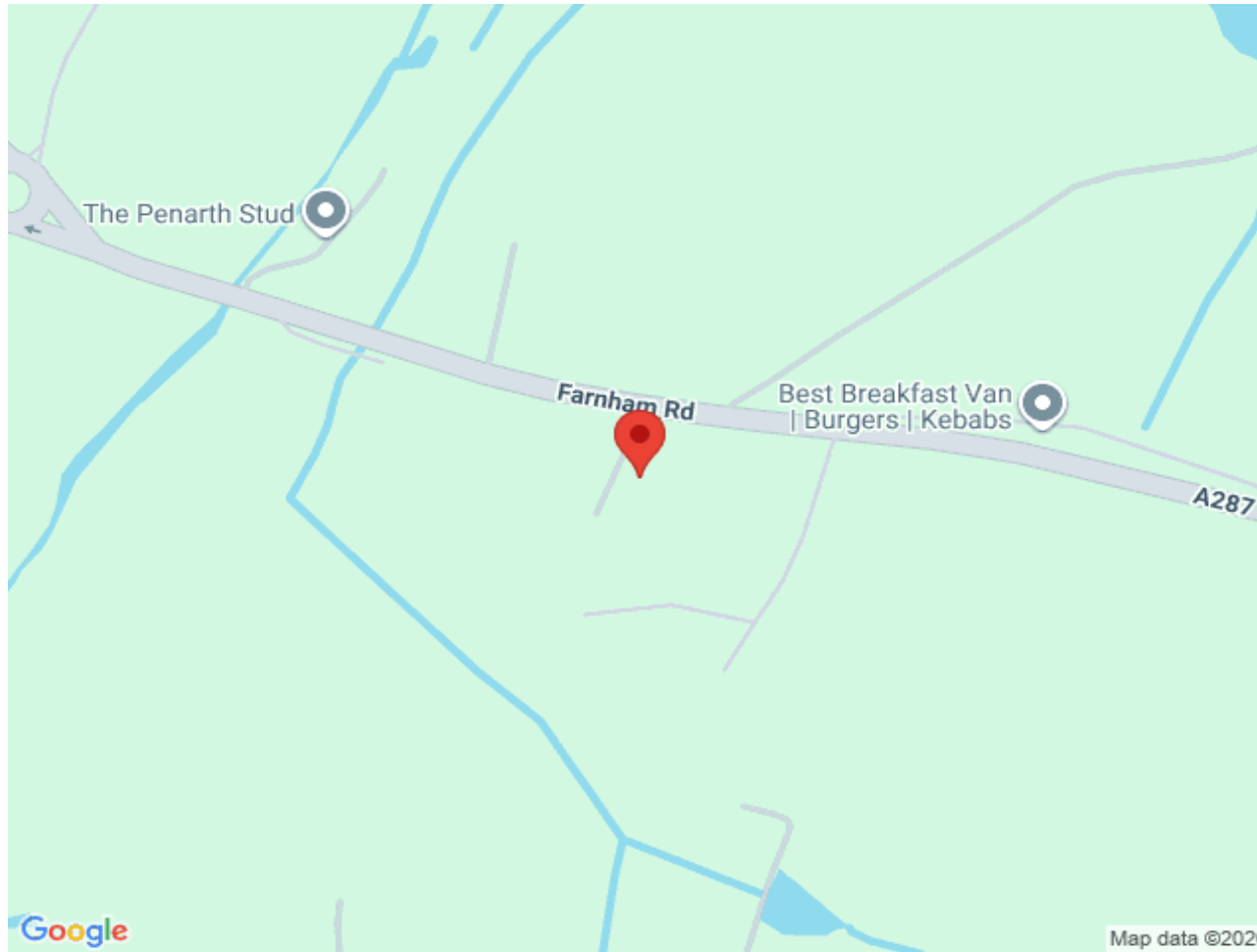
Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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