



# CAYTHORPE HOUSE, HANNINGTON

Hampshire, RG25 5UA



# ELEGANT MODERN COUNTRY HOUSE WITH FAR-REACHING VIEWS LOCATED IN A RURAL VILLAGE

A superbly appointed country house of period-inspired design, Caythorpe House was constructed in 2006 reflecting the charm and character of a traditional residence.



Local Authority: Basingstoke and Deane

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Private drainage.



## CLASSIC ELEGANCE, MODERN COMFORT

The house features high-quality double-glazed sash windows, enhancing both authenticity and energy efficiency while allowing for excellent natural light. Sustainability has been carefully considered, with solar panels supplementing hot water and electricity and underfloor heating throughout the ground floor. The interiors are presented in a classic yet contemporary style, entirely in keeping with the architecture. Elegant detailing, including cornicing, picture rails and arched doorways and stone and oak flooring, creating a cohesive and refined finish throughout. The accommodation is generous and well-balanced, offering versatile formal and informal living space.









## IDYLLIC RURAL SETTING WITH COUNTRYSIDE VIEWS

A welcoming entrance hall leads to well-proportioned reception rooms, including a notable south-facing sitting room with four arched sash windows and a fireplace with wood-burning stove. Additional spaces include a study, snug and garden/games room. At the heart of the house lies an impressive family kitchen, fitted with oak cabinetry, granite worktops and integrated appliances, supported by a practical utility room with access to the garage.

The bedroom accommodation includes a principal suite and four further bedrooms, providing flexibility for family living, guests or home working.

The south-facing gardens are a particular feature, thoughtfully landscaped with areas of level lawn, mature trees and well-stocked borders. A paved terrace adjoins the house, ideal for outdoor dining, and enjoys views across the gardens to open countryside beyond.

A private driveway provides parking to the front of the house, leading to the attached garage and continuing to a detached carport and workshop.

Caythorpe House offers a rare opportunity to enjoy the character of a traditional country home, enhanced by the convenience, efficiency and comfort of modern living.





Approximate Floor Area = 370.3 sq m / 3985 sq ft  
(Including Garage / Excluding Shed , Carport)



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)

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