



THE OLD RECTORY

Hartley Wespall, Hampshire



A WONDERFUL COUNTRY HOUSE WITH CHARMING GARDENS AND A SWIMMING POOL

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Family room | Study | Garden room | Kitchen | Scullery | Boot room | Laundry room | Cloakroom | Cellar

First Floor: Principal bedroom | Four further bedrooms | Two bathrooms

Second Floor: Three further bedrooms and family bathroom

Outside: Swimming pool | Orchard | Paddock | Mature gardens | Various stores | Detached coach house and workshop | Garage

In all about 3.16 acres

Distances: Basingstoke 6.9 miles, London Waterloo from 45 minutes. Reading 12.3 miles, London Paddington from 23 minutes
(All distances and times are approximate)

SITUATION

The Old Rectory occupies a delightful rural setting close to the Hampshire/Berkshire borders, in the hamlet of Hartley Wespall, and is surrounded by the Duke of Wellington Estate. Hartley Wespall is a small rural community mid-way between the larger centres of Basingstoke and Reading. The nearby village of Sherfield-on-Loddon provides excellent local facilities including a general store which has a butchers and bakery, two public houses, coffee shop and post office.

The village of Rotherwick is also close-by with its two public houses, Tylney Hall Hotel and golf course. The regional centres of Basingstoke and Reading are within easy driving distance and provide extensive shopping and recreational facilities. There are good local state schools in Reading and the popular primary school in the neighbouring village of Rotherwick. Independent schools nearby include Wellesley Prep School within a few minutes drive, Sherfield, Ludgrove, St Neots, Crosfields, Elstree, Cheam, The Abbey School, Wellington College and Bradfield College.

Communications are first class, being almost mid-way between the M3 and M4 motorways, which provide fast road links to London, the West Country and the international airports. The mainline stations at Basingstoke and Reading provide links to London Waterloo, Paddington and the Elizabeth line respectively. There is also a branch line station at Bramley with services to Basingstoke and Reading. Throughout the adjoining countryside are some delightful walks and bridleways, whilst recreational facilities can be found at Wellington Country Park and Wellington Riding Centre.





THE OLD RECTORY

The Old Rectory is a wonderful country house built in the early Victorian era, the house has been a much loved family home in the same ownership for over fifty years. Many of the original period features have been retained, such as the servants' bells and original fireplaces in most rooms.

The ground floor has a lovely welcoming entrance hall which leads onto an excellent drawing room and dining room, perfect for formal entertaining. There is also a family room, study and garden room on the ground floor ensuring plenty of space for family life. The kitchen and scullery are at the rear of the house and has a useful adjoining laundry room, larder and boot room. There are two cloakrooms completing the ground floor.

Upstairs the principal bedroom has a lovely outlook over the surrounding fields and an adjoining bathroom. There are four further bedrooms and a family bathroom on this floor. The second floor has two well-proportioned bedrooms and a family bathroom.











Approximate Gross Internal Area
 Main House = 5324 Sq Ft / 494.64 Sq M
 Outbuilding = 509 Sq Ft / 47.27 Sq M
 Total = 5833 Sq Ft / 541.91 Sq M

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.



OUTSIDE

Set within over 3 acres of land the house has charming, well-established gardens with views over the surrounding countryside. There is an immaculate lawn, productive orchard, paddock, walled garden and a wonderful swimming pool. There are various stores within the grounds, a coach house with workshop and garage.







PROPERTY INFORMATION

Tenure: Freehold

Services: Private drainage, oil central heating and mains electric.

Local Authority: Basingstoke and Deane

Council Tax: Band G

EPC: E

Postcode: RG27 0BB

What3words: ///headlight.spacing.intruders

Clive Moon

01256 630976

clive.moon@knightfrank.com

Laura Read

01256 630978

laura.read@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View

Basingstoke, RG21 4FF

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 January 2026. Photographs and videos dated September 2025. 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.



