



# EGGARS COTTAGE

Wingate Lane, Long Sutton, Hook RG29 1SZ



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Wingate Lane, Long Sutton,  
Hook RG29 1SZ

A pretty Grade II listed, five  
bedroom family home on  
a quiet lane in this popular  
Hampshire village

## Accommodation

5 bedrooms | 3 bathrooms (1 en suite) |  
Large entrance hall | Sitting room | Dining  
room | Family/playroom | Office | Kitchen/  
Breakfast room | Conservatory | Utility room  
| Cloakroom | Large barn and outbuilding |  
Driveway parking | Grade II listed and in a  
conservation area | Gardens and grounds of  
0.43 acres (0.174 ha) | 3,726 sqft house and  
4,347sqft including outbuildings | EPC D56

Odiham 3 miles | Farnham 9 miles |  
Basingstoke 10 miles | London Waterloo  
from Basingstoke around 45 minutes |  
Mileages and times approximate





## EGGARS COTTAGE

Originally two separate cottages, Eggars Cottage was converted and extended by the current owners to create a large family home 25 years ago. Period features have been retained giving the house character and interest and the extension adds fabulous space and flexibility for modern family living.

The entrance hall creates an immediate warm welcome and leads to the dining room which together with the double doors to the conservatory and door to the sitting room with open fireplace, make an ideal entertaining area throughout the year. The kitchen/breakfast room has a 4 door gas aga and good range of fitted cupboards. At the rear of the house the triple aspect family room is light and spacious and has a log burner, and there is also a large well-equipped utility room. An office is accessed through the conservatory providing a useful and quiet workspace. Upstairs a spacious landing with exposed beams reveals the fabric and character of the original building and period fireplaces in three of the five double bedrooms enhance the period charm. Five good double bedrooms and three generous bathrooms, one being ensuite, provide versatile family and guest accommodation.

Eggars Cottage has been a well maintained and much loved family home stylishly presented and ready for any new owner to move into.

## OUTSIDE

The house is approached from a quiet village lane onto a large driveway providing ample parking and access to both the house and barn. The gardens wrap around the house and and back onto open fields creating a private and peaceful setting. The conservatory opens onto the terrace, ideal for outside dining, and steps lead up to the lawned area.

The garden is attractively planted with colourful borders, shrubs and a variety of trees, including a wonderful weeping willow. There is also a productive fruit and vegetable plot for those seeking a self-sufficient lifestyle.





## 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 further choice can be found at Odiham which is just 3 miles away. The area has an excellent range of schools in the private and state sector - 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. There are miles of local footpaths and lanes for those with cycling and walking interests.

## GENERAL REMARKS

### Agents Note

Please note that the rear garden fence line in the photographs is not wholly indicative of the property boundary lines.

### 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](http://www.hart.gov.uk)  
01252 622122

### Council Tax

Band G

### EPC

D56

### Postcode

RG29 1SZ

### 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 and then take the next right hand turning onto Wingate Lane. Eggars Cottage will then be approximately 100 yards on your left.

### What3Words

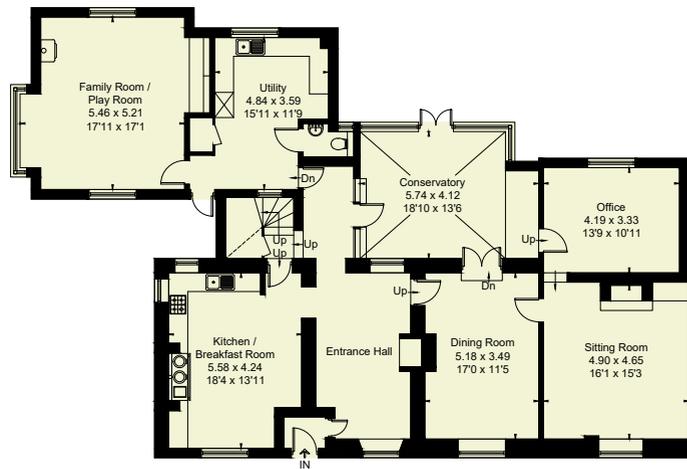
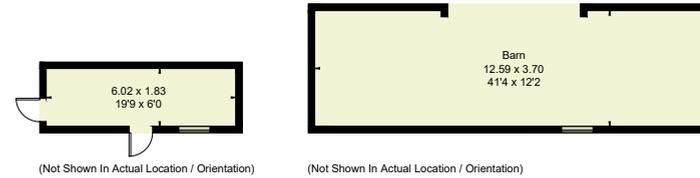
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### Viewings

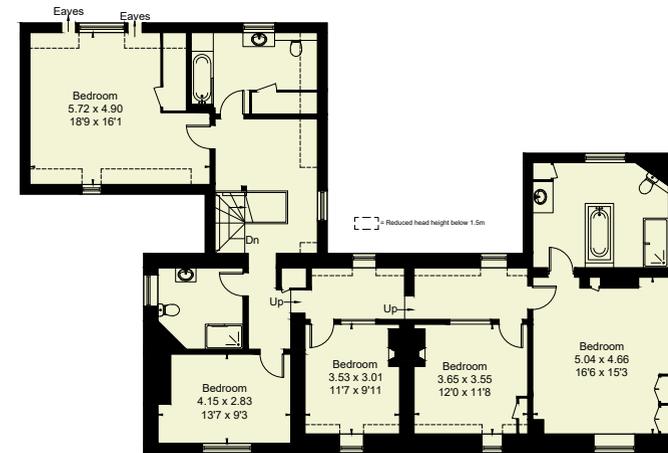
By appointment with BCM Wilson Hill only

NB These particulars are as at March 2026.

Approximate Floor Area = 346.2 sq m / 3726 sq ft  
 Outbuildings = 57.7 sq m / 621 sq ft  
 Total = 403.9 sq m / 4347 sq ft



Ground Floor



First Floor

**IMPORTANT NOTICE**

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