Knight Frank

GLEBE HOUSE

Winchfield, Odiham, Hampshire, RG27 8DB

AN OUTSTANDING FAMILY HOME IN OVER FIVE ACRES

Glebe House has been beautifully renovated and extended, blending Arts and Crafts character with modern living. Set within 5.4 acres of landscaped gardens and grounds, this country home offers charm, privacy, and contemporary comfort.

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Local Authority: Hart District Council

Council Tax band: H

Tenure: Freehold

Approximately 5.4 acres

Services: Mains water and electricity. Oil fired central heating. Private drainage. The Barn Annexe is all electric. There is an electric car charging point.

INCREDIBLE STYLE, SPACE & POSITION

Carefully restored under renowned architect Ian Adam-Smith, the property has been sympathetically modernised while preserving its original character. Improvements include new oak, carpeted and limestone floors, bespoke slimline double-glazed steel and timber windows, complete rewiring and replumbing, smart-controlled heating, hot water, security and CCTV systems, Cat 5 cabling, Wi-Fi mesh networking, integrated smoke and heat detection and bespoke cabinetry by a leading Hampshire craftsman. The reception and dining hall lead to an elegant drawing room with doors opening onto the gardens. A sitting room connects to the extended kitchen/breakfast room with hand-painted cabinetry, AGA, walk-in pantry, utility room and boot room. Upstairs, the principal suite includes a dressing room and luxurious en suite bathroom, complemented by two further en suite bedrooms, two additional double bedrooms, a family shower room, and a secondary oak staircase to the kitchen wing.

NONE OF THIS
IS TRUE
LISA
JEWELL

A TRULY UNIQUE RURAL RETREAT

A superb oak-framed barn, built by Rookery Barns in 2021, offers flexible ancillary accommodation. Featuring vaulted ceilings, open-plan living space, a bedroom or gym, shower room, mezzanine storage, and private courtyard, it benefits from independent smart-controlled heating and is linked to the main house's services and security systems. The gardens and grounds, redesigned by award-winning Chelsea Flower Show designers Rich Landscapes, create an elegant and low-maintenance setting. A picturesque lake with water lilies forms a tranquil focal point, complete with a fully serviced lake shelter. To the rear, estate gates open onto an orchard planted with apple, pear, and plum trees. The front gardens are mainly laid to lawn and screened by mature trees and hedging, providing privacy and year-round colour with displays of seasonal flower. Accessed via electric gates, the driveway provides ample parking and leads to a double garage, with a carport on one side and a garden store on the other. The carport is equipped with an electric vehicle charging point.

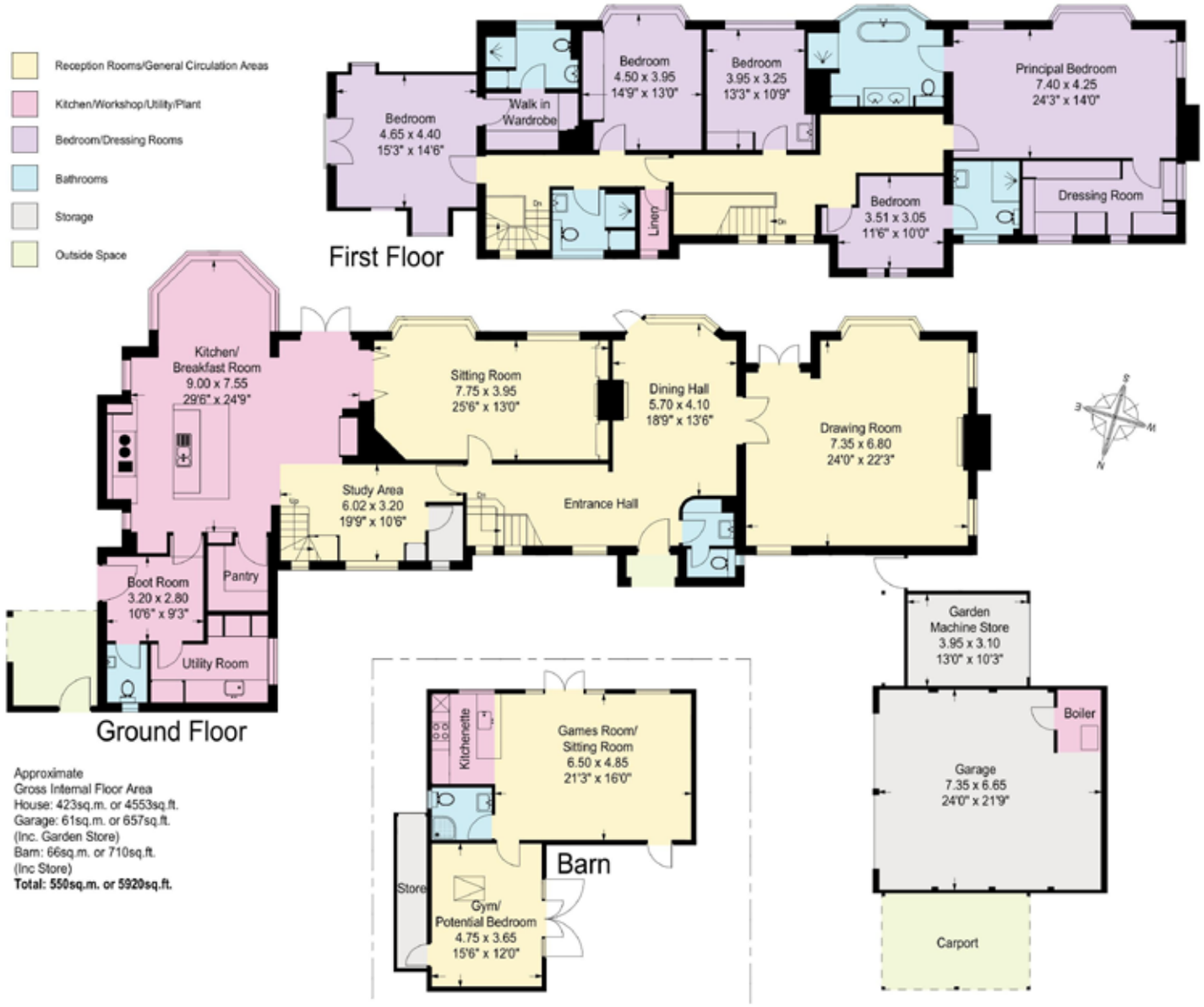
LOCATION

Around 3 miles west, the Georgian market town of Odiham provides a vibrant high street with boutique shops, cafés, restaurants, a supermarket, and traditional pubs.

Further retail, dining, and leisure options can be found in Fleet (3 miles) and Farnham (7 miles), including major supermarkets such as Waitrose, M&S, and Sainsbury's. The larger shopping and entertainment hubs of Reading (17.9 miles) and Guildford (16.2 miles) offer an extensive selection of cultural attractions, retail outlets, and leisure facilities.

The property also benefits from excellent transport links, with the M3 motorway accessible at Junction 4a (6.3 miles) and Junction 5 (4.5 miles), providing swift connections to the national motorway network, Heathrow, Gatwick, Farnborough and Southampton airports. Mainline railway stations at Winchfield (from 52 mins) and Fleet (from 42 mins) offer regular services to London Waterloo, making the location ideal for commuters.

For families, the area boasts a selection of highly regarded state and independent schools, including Dogmersfield C of E Primary, Court Moor Secondary, Calthorpe Park Secondary in Fleet, and Robert May's School in Odiham. Independent schools nearby include Wellesley Prep, St Neots Prep, St Nicholas' School, Lord Wandsworth College and Wellington College.



Approximate
Gross Internal Floor Area
House: 423sq.m. or 4553sq.ft.
Garage: 61sq.m. or 657sq.ft.
(Inc. Garden Store)
Barn: 66sq.m. or 710sq.ft.
(Inc Store)
Total: 550sq.m. or 5920sq.ft.

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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