



HATCHWOOD HOUSE

Odiham, Hampshire, RG29 1AB



LANDMARK HOME OF NOTABLE PERIOD CHARACTER & SCALE

Hatchwood House is a property of considerable grandeur and scale, offering a rare opportunity to restore, an exceptional residence in a picturesque and private setting.



Local Authority: Hart Distreict Council

Council Tax band: H | Little Hatchwood Tax Band: C

Main House EPC F | Little Hatchwood EPC E

Tenure: Freehold

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

Approximately 6 acres



COUNTRY HOME OF EXCEPTIONAL PROPORTIONS

This impressive country residence offers a rare combination of character, space and versatility. The sweeping gravel driveway creates an immediate sense of privacy and arrival, while the attractive mix of period architecture and later additions provides both charm and significant potential. The ground floor is ideally configured for family living and entertaining, comprising a generous reception hall, an elegant drawing room, a delightful sitting room with garden views, and a substantial formal dining room. The kitchen/breakfast room is complemented by an adjoining utility room. A study and additional ancillary rooms, including a cellar, further enhance the flexibility of the layout. The upper floors comprise eight bedrooms, including a spacious principal bedroom, served by four bathrooms.

The accommodation throughout offers considerable potential for reconfiguration and modernisation, allowing for the creation of a truly exceptional family home.









MATURE GARDENS WITH COTTAGE & OUTBUILDINGS

Beyond the principal residence, the property enjoys a wide array of outbuildings, including a substantial barn with a potting shed, a stable/barn with an attached double garage and workshop, a carport, and an additional double garage.

Little Hatchwood offers separate accommodation, comprising a sitting room, kitchen, two bedrooms, a bathroom, and a WC.

These facilities provide excellent versatility for guest or ancillary use, while also offering potential for enhancement subject to individual requirements.

Externally, the gardens are a standout feature, being predominantly laid to lawn and bordered by mature trees and established planting, with charming pathways and seating areas. The grounds provide a peaceful and picturesque setting, with attractive views across the surrounding countryside.

Overall, this is a substantial period home of great character, now offering a rare opportunity for investment and modernisation, allowing a purchaser to restore and enhance the property to its full potential in a highly desirable rural setting.

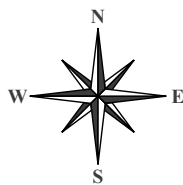


Hatchwood House



Total area =
5.89 acres approx.

Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL



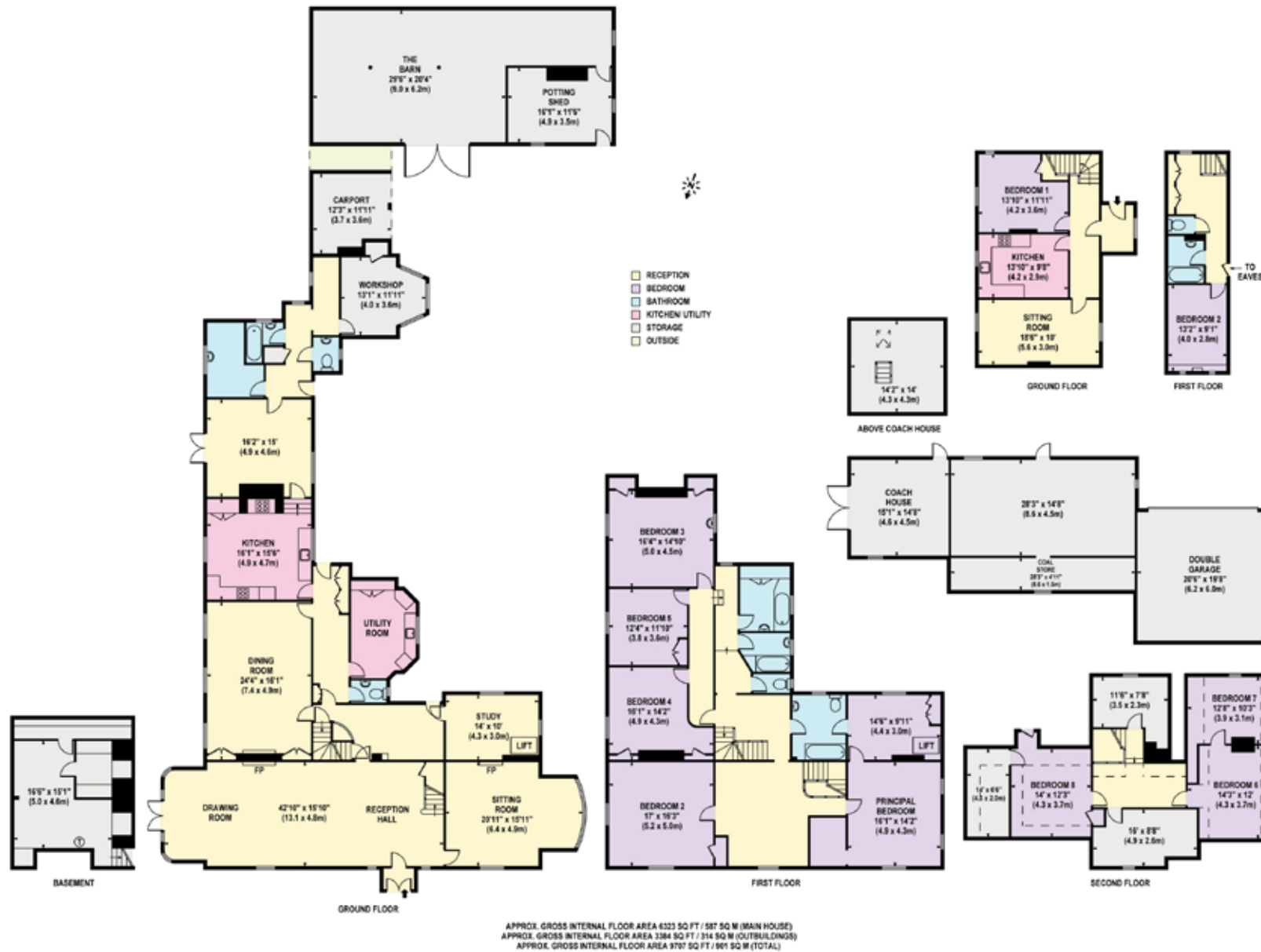
(e) planprep@lds-survey.co.uk



Date: 19:05:26
Drawn By: CW
Scale: 1:1200 @ A4
Plan Ref: 21426

Title
Hatchwood House

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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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