



# PINGASSON

Weston Patrick, Basingstoke



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# Pre-faces.

## **Main House:**

Entrance Hall | Drawing Room | Dining Room | Snug | Kitchen + Family Room | Boot Room | Utility Room | W/C

Principal Bedroom Suite with Dressing Room and Bathroom | 2 Bathrooms | 5 further Bedrooms

## **Outbuildings:**

Log store | Greenhouse + Store | Games Room | Art Studio | Workshop | Garden Store

## **Gardens & Grounds:**

Beautiful Formal Gardens, In Part Designed by Penelope Smith

## *For sale Freehold:*

In all approximately 5.3 acres

### **Approximate Gross Internal Floor Area**

Main House = 409 sq m / 4,402 sq ft

Outbuildings = 93 sq m / 1001 sq ft

Total area = 502 sq m / 5,403 sqft



## WHY WE LOVE PINGASSON

*With its enchanting  
views across  
the immediate  
rolling Hampshire  
countryside,  
Pingasson is an  
immensely lovely  
example of the 'loved  
and lived in'  
English country  
house.*

Sit within the hamlet of Weston Patrick, Pingasson's origins are small and humble, having started life as two cottages built in c. 1890 for the Don family, who are believed to still live in the area today. Fast forward to the 20th century, and the two homes were joined together in 1920, and then extended again in the 1960's, to create what the current owners bought almost 18 years ago.



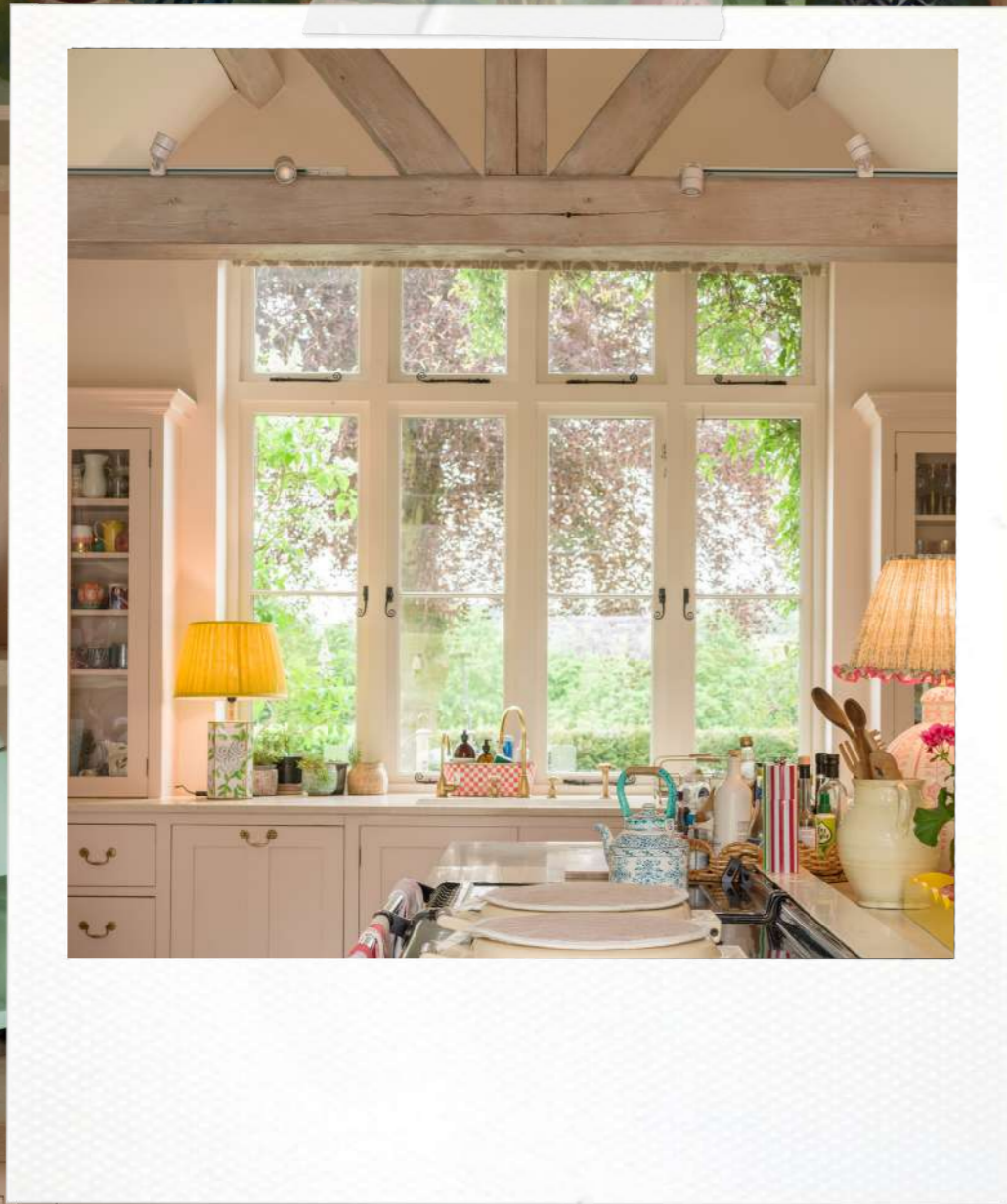
ACCOMMODATION

Pingasson was then entirely taken back to brick, the works including the large kitchen extension we see today, beautifully created with beams and vaulted ceiling and a floor laid to oversized York flagstone, which comes together to provide the most wonderful family space.

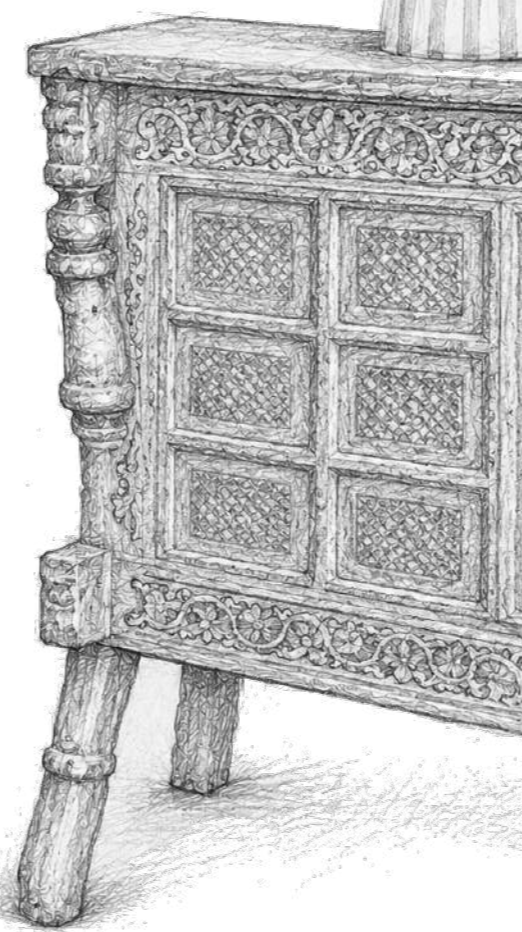
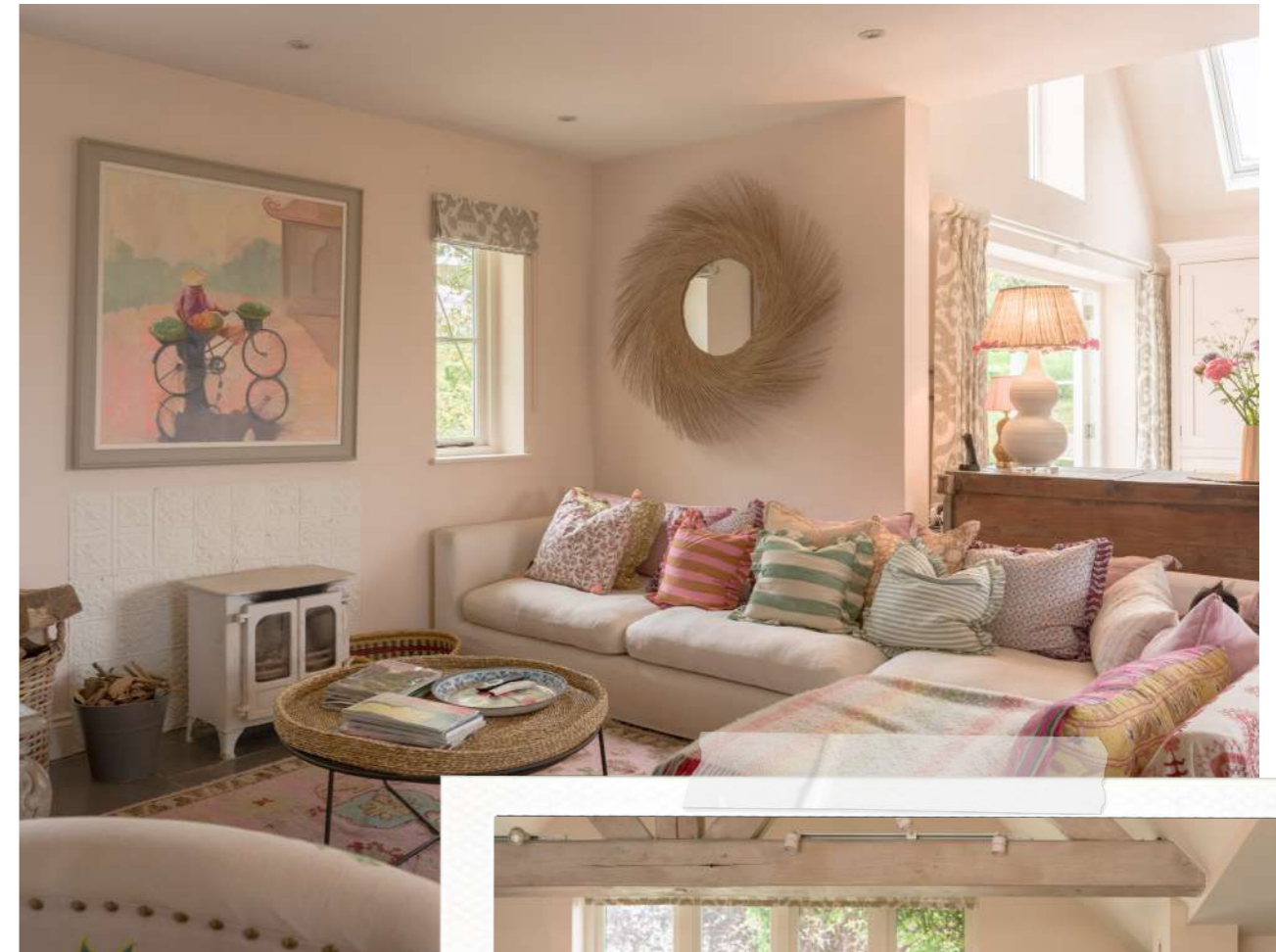
Furthermore, the space includes a large dining area, snug with wood burning stove, and large triple doors giving access onto the garden patio and garden beyond. In addition to the kitchen, the owners have

created a wonderful boot room finished in 'Emperors Gold' by Little Greene, with built in joinery, the essential built in dog bed, and butlers sink.

The kitchen itself is very well appointed, with a large island, grounding the kitchen in this large space and creating the hub, which includes a large electric AGA with additional hob and two ovens. Gorgeous views to be found from the double kitchen sink, looking out over the landscaped front garden, and the views beyond.



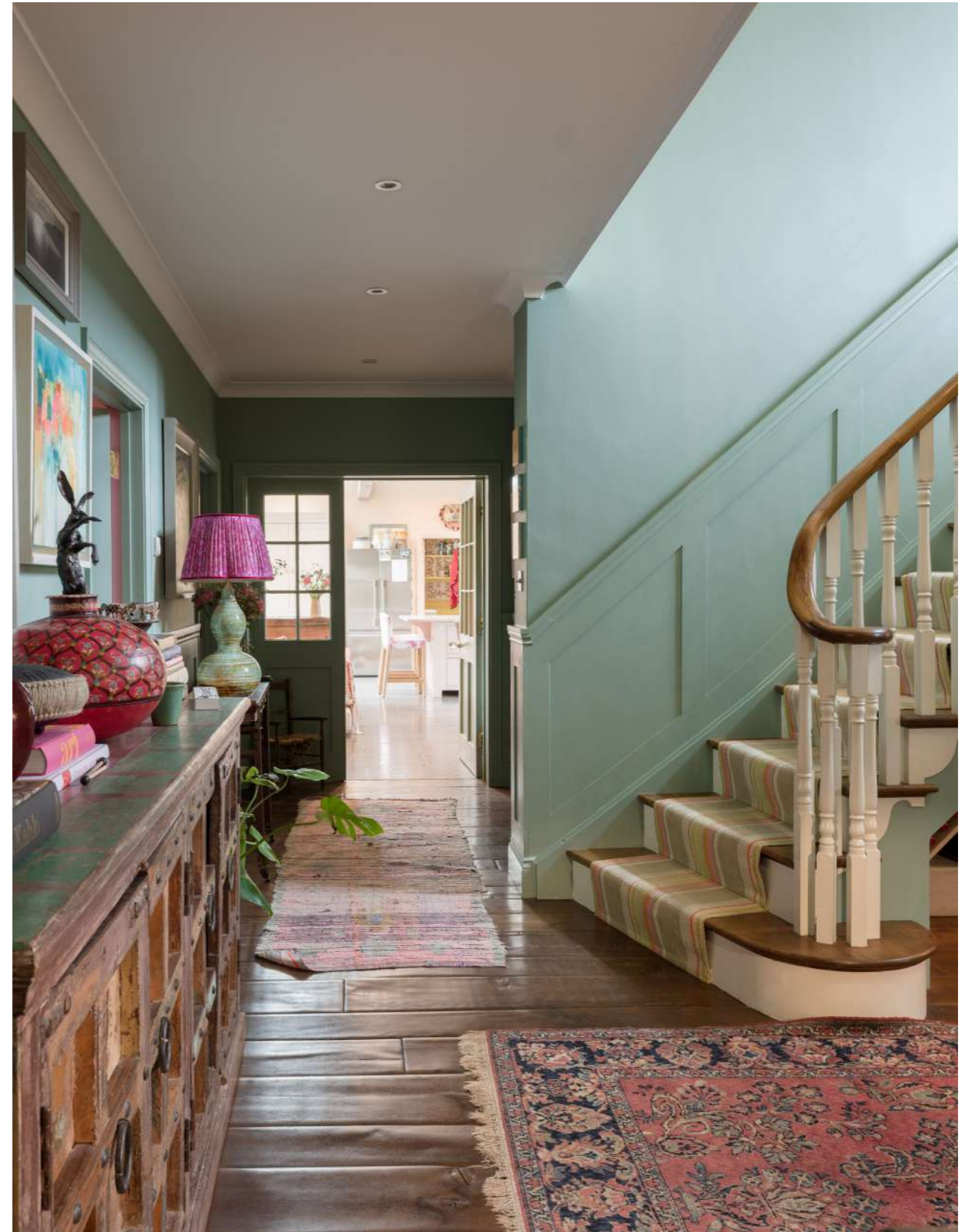
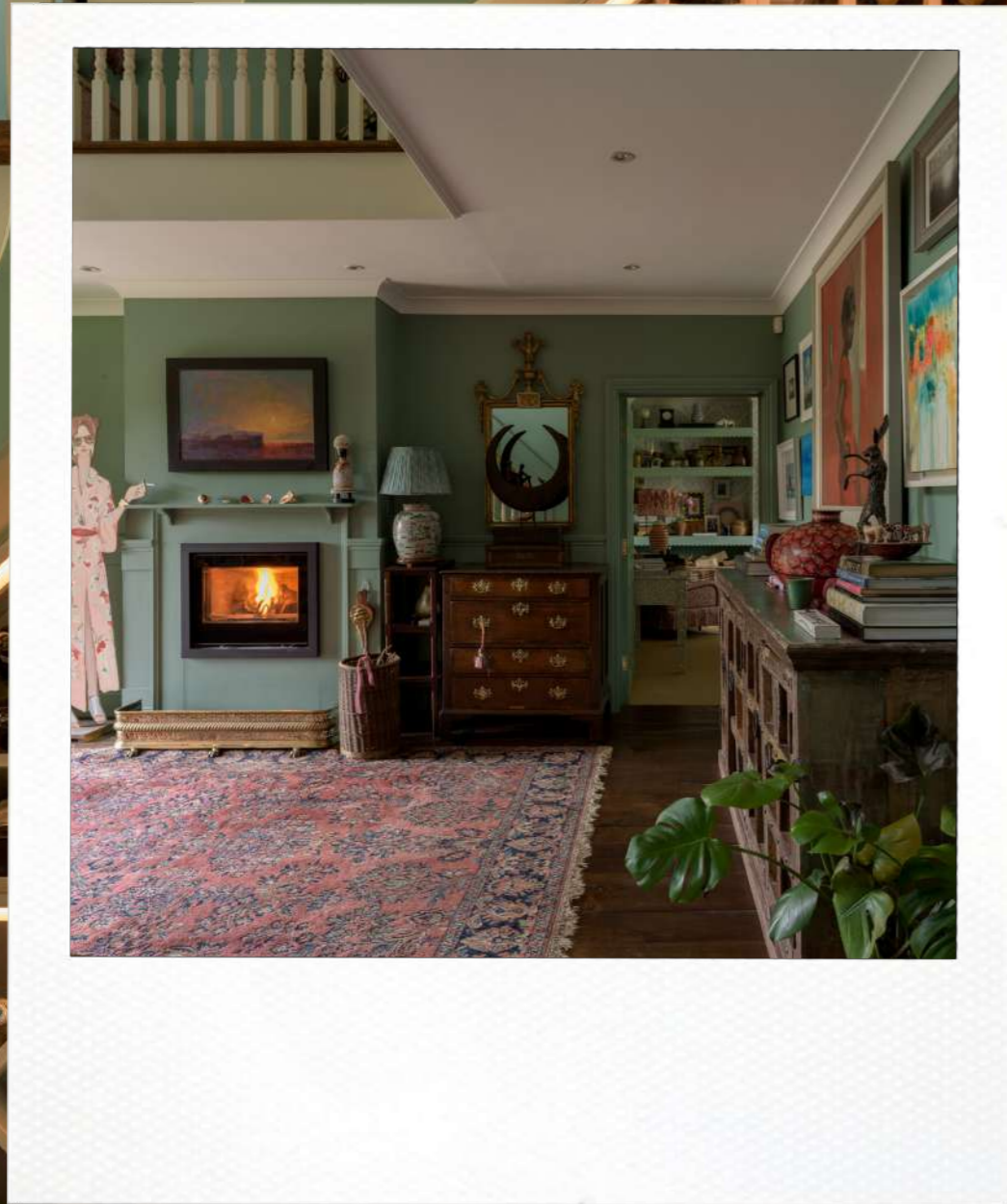






*Ringasson*

When you enter the front door, you're immediately greeted by a double height galleried entrance hall, whereby all the reception rooms are easily accessed from, including a set of double doors leading into the kitchen family area. This all helps give a sense of space and comfort, particularly when the wood burning fire is lit, throwing out warmth and light.







In addition to the kitchen extension, there is a formal drawing room with working open fire, and French doors onto the front terrace, as well as a snug family room also with a working fireplace, and formal dining room. There is a well-appointed utility

room with clothes chute from the upstairs bedroom above, and a playfully decorated cloakroom. For the high days and holidays, there is a large built in wine store beneath the stairs going up to the first floor.







Upstairs consists of a generous range of bedrooms, including a large triple aspect principal bedroom, with dressing room and en-suite bathroom featuring 'His and Hers' sinks. 5 further bedrooms, two doubles sharing a 'Jack & Jill' bathroom, and a further family bathroom.

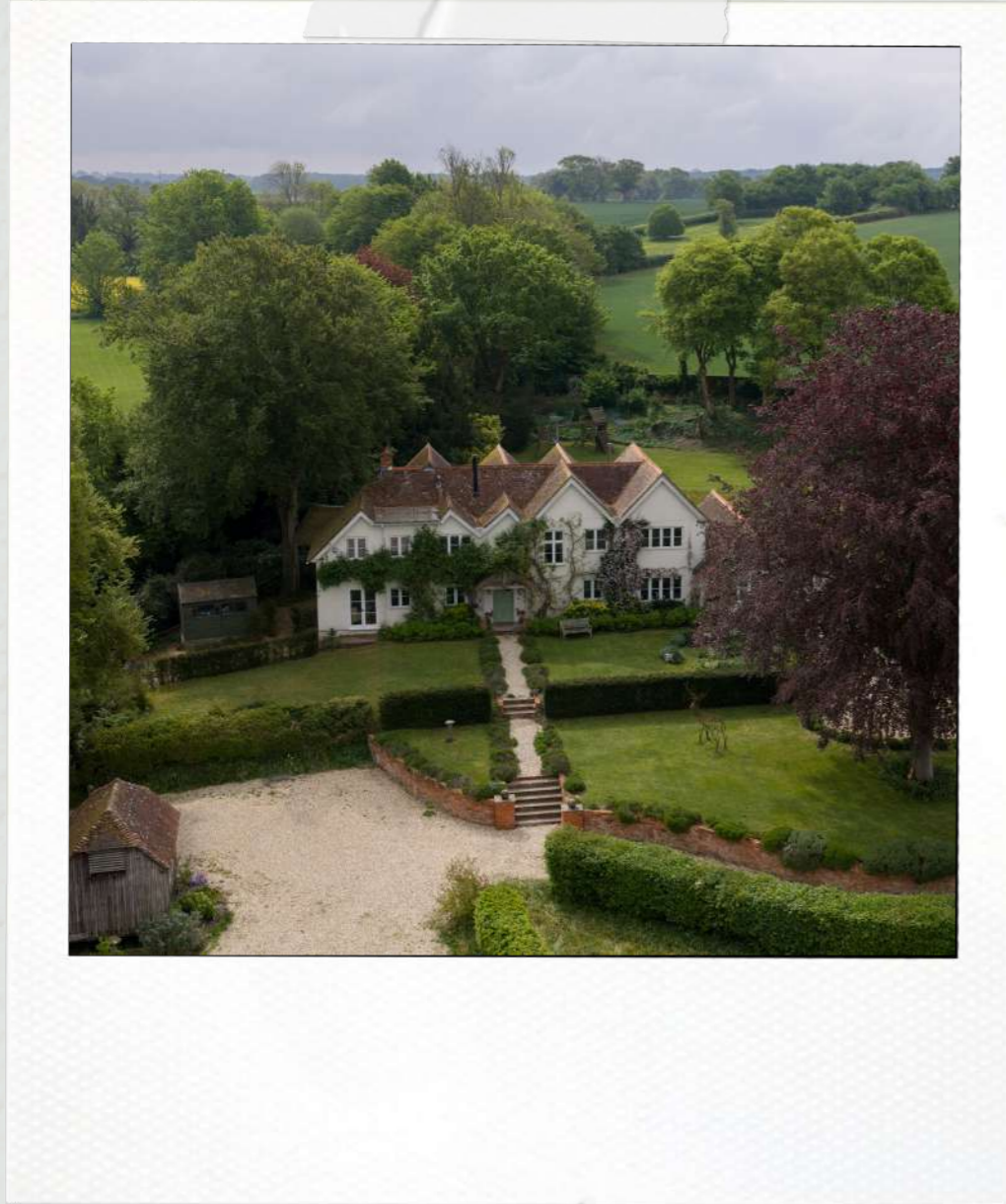


The bedrooms all flow from the galleried landing and allow for a cosy, but spacious set up, also ideal for a family with young children, wanting bedrooms in immediate proximity to the principal bedroom.









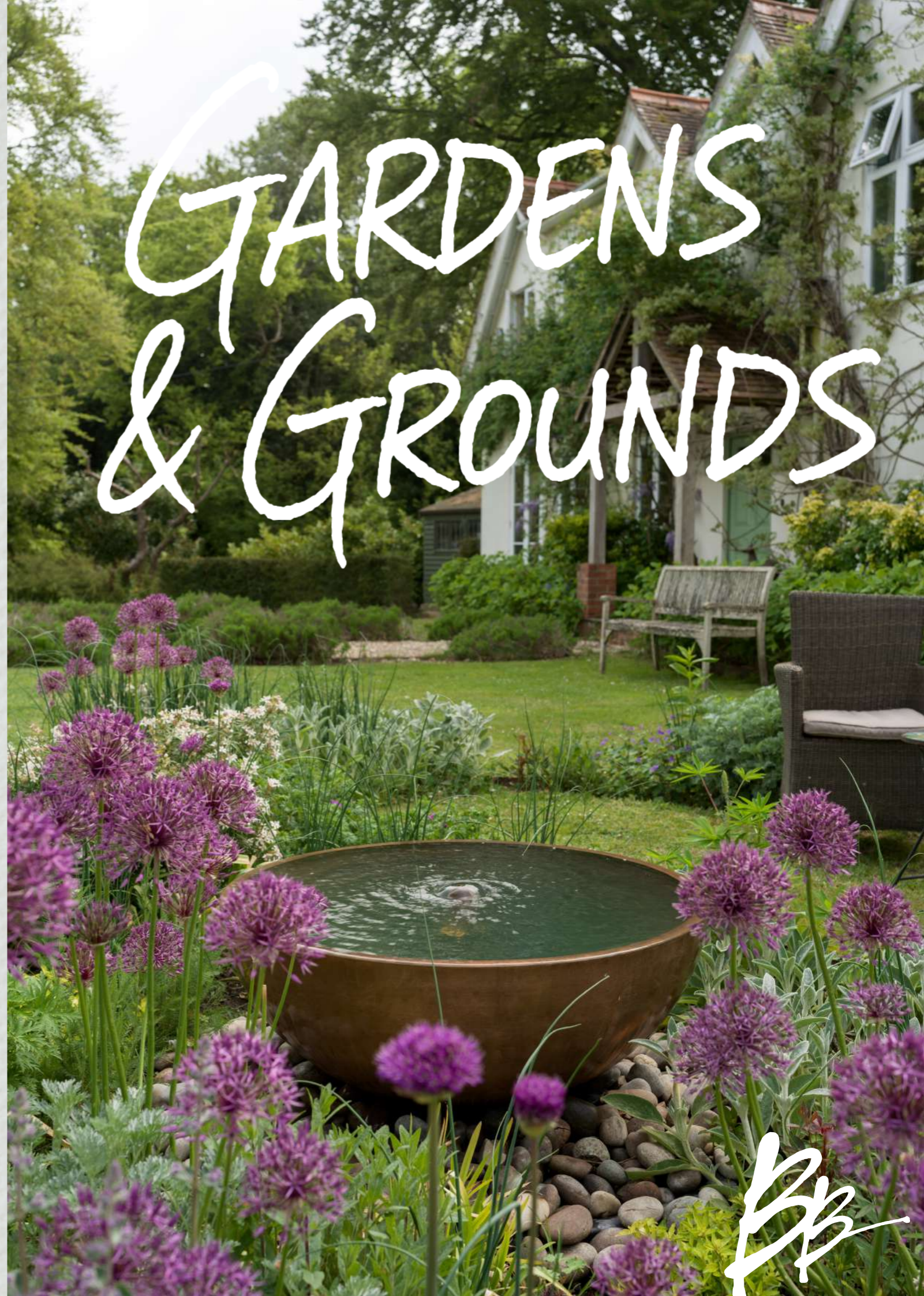
The gardens and grounds at Pingasson are as enchanting as the house itself, each enhancing the other in a natural harmony that reflects the enduring appeal of the English country style.

Spanning just over 5.2 acres, the gardens provide rural stillness and the deep pleasure of a quintessential English garden, lovingly landscaped over time, with well-stocked flower beds, planting and trees.

The rear garden offers a 'croquet' style lawn on a raised terrace from the back of the house, and accessed from the kitchen,

is a large patio for outdoor seating, entertainment and BBQ area.

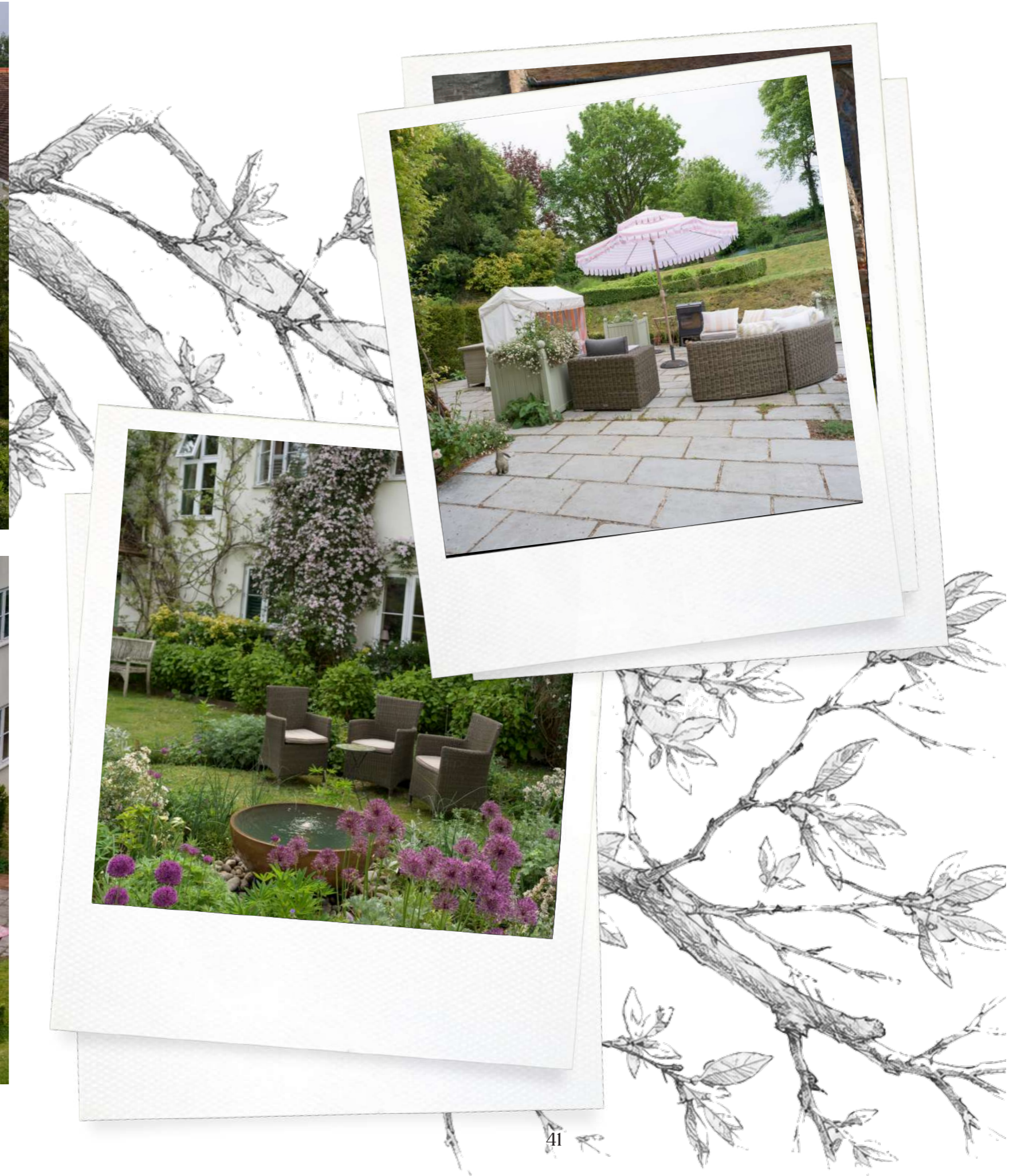
The front of the house is equally pretty, having recently undergone a landscaping overhaul by Penelope Smith. Electric gates give access into the gravel driveway, which brings you into a courtyard parking area, denoted by pleached trees, with a further gravel drive spurring up the side of the house for parking, and the charging of an electric vehicle with a plumbed in car charge point.



# GARDENS & GROUNDS

BB





Outside there is ample storage, including a heritage style small timber 'hay-bail' barn, on saddle stones, currently used as an art studio. This also links into a 'covid created' games room, complete with w/c and kitchenette.

There is a further workshop, garden store, log store and a greenhouse with additional garden store.



## CHAPTERS PAST.

*Rich in architectural character and local history, the area remains highly regarded for its peaceful countryside setting*

Surrounded by some of Hampshire's most picturesque and historically rich countryside, Weston Patrick and its neighbouring villages offer a fascinating blend of medieval heritage, unspoilt rural scenery, and traditional English village character.

Weston Patrick itself traces its origins to the medieval de Chaworth family and formed part of the ancient royal manor of Odiham, retaining much of its historic agricultural landscape and quiet rural charm to this day, centred around the beautiful Norman church of St Lawrence.

Nearby Weston Corbett, one of Hampshire's smallest and most secluded historic parishes, has origins recorded as far back as the Domesday era, while neighbouring Upton Grey lies along the route of an ancient Roman road and is renowned for its attractive period

cottages, historic manor houses, and connections to celebrated Arts and Crafts garden designer Gertrude Jekyll.

The surrounding villages of Tunworth and Herriard similarly reflect centuries of rural stewardship, with Norman churches, rolling downland scenery, and long-established country estates contributing to the area's timeless appeal. Rich in architectural character and local history, the area remains highly regarded for its peaceful countryside setting while benefiting from excellent accessibility to Basingstoke, Winchester, and London.



# LIVING IN WESTON PATRICK

Hook Station (4.5 miles /10 minute drive)  
Winchfield Station (5.5 miles/12 minute drive)  
Basingstoke (6 miles/15 minute drive)

(Distances and times approximate)

Nestled within the rolling Hampshire countryside, Weston Patrick offers an idyllic rural lifestyle defined by peace, privacy, and picturesque surroundings.

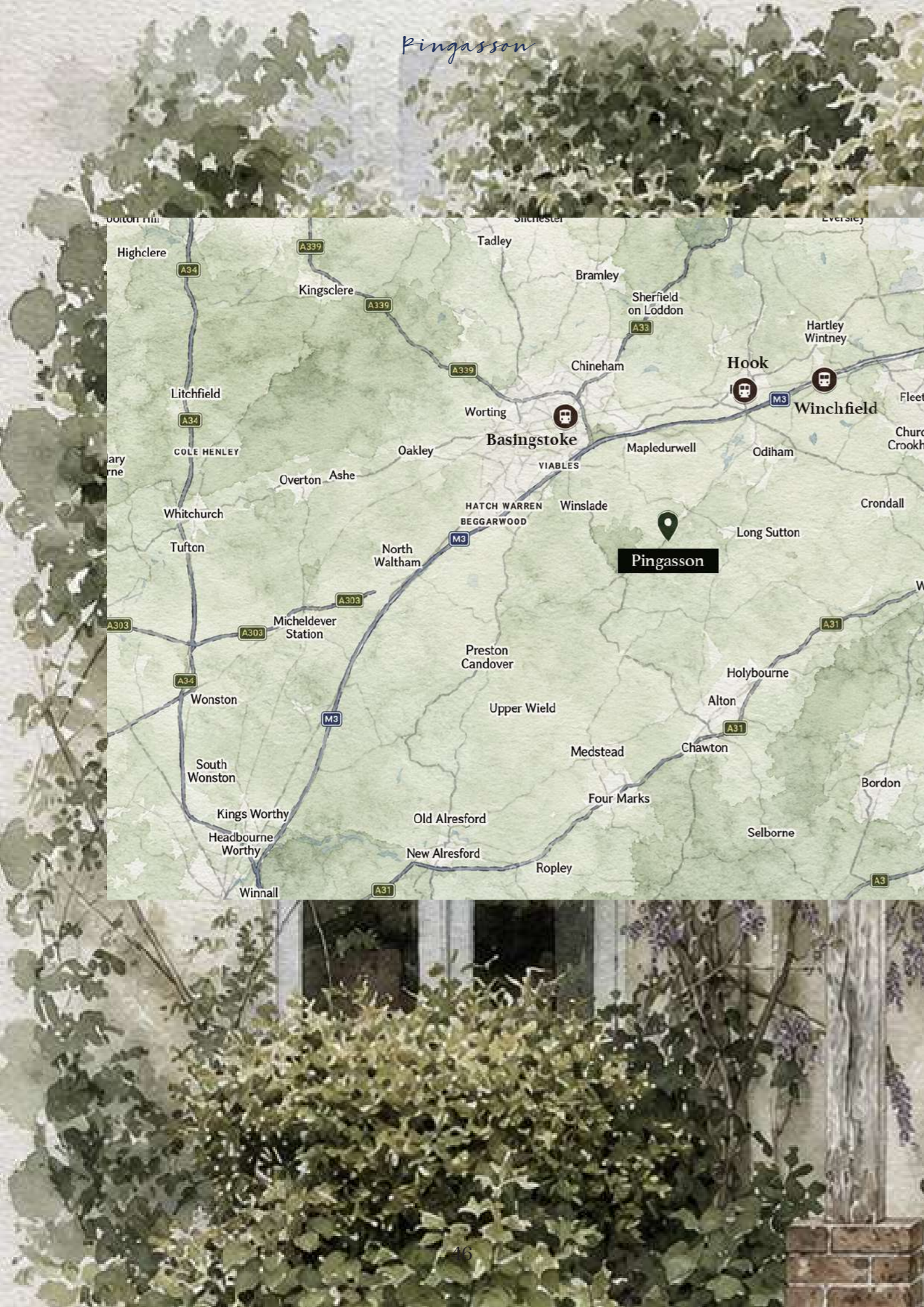
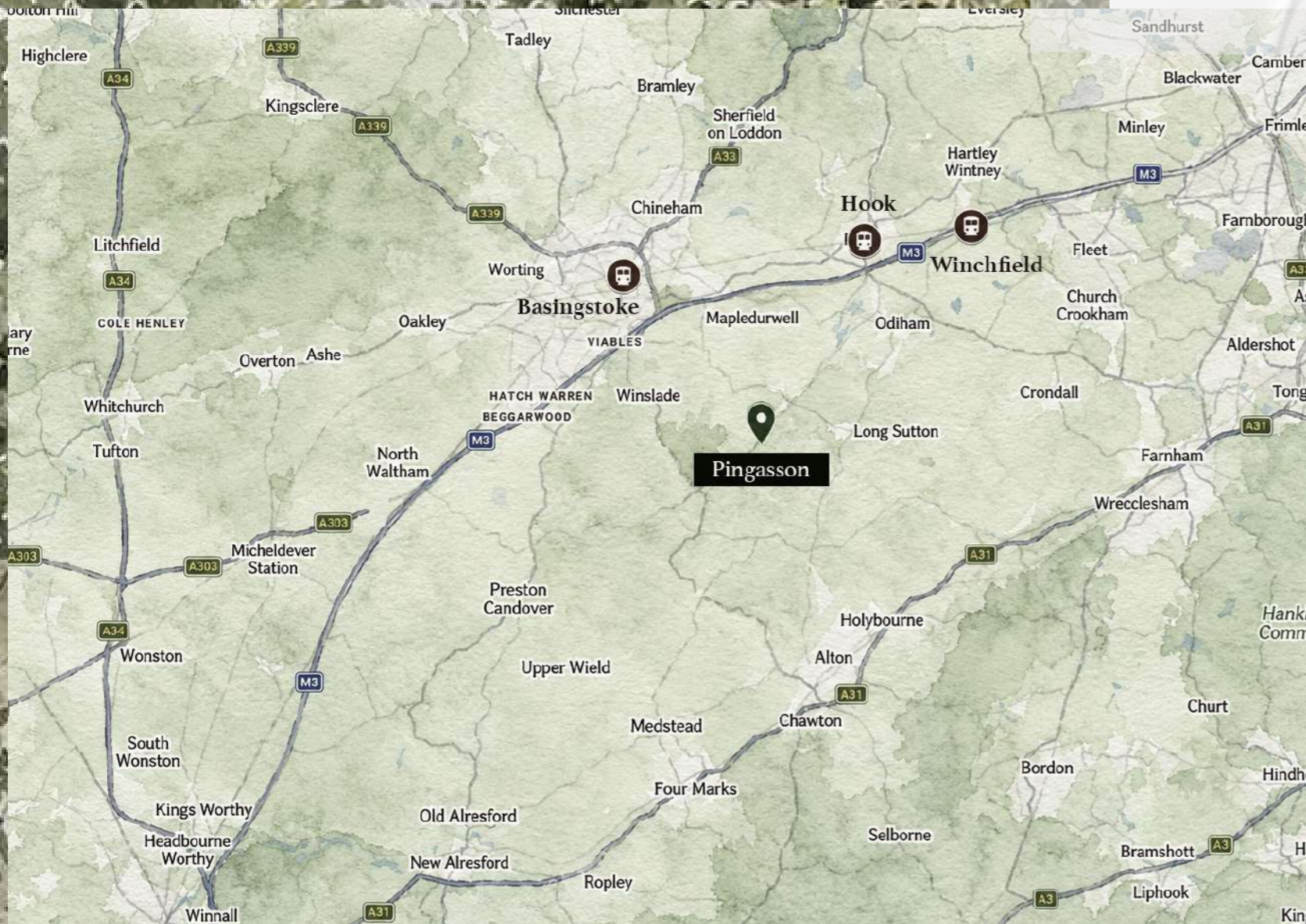
This charming village is characterised by quiet country lanes, attractive period homes, and a strong sense of traditional English village character, while still benefiting from excellent connectivity to nearby Basingstoke, approximately 10-15 minutes away by car, where the locals can enjoy extensive shopping and leisure facilities in nearby Alresford, Farnham and Winchester, as well as direct rail services to London. Nearby stations at Hook and Alton also provide

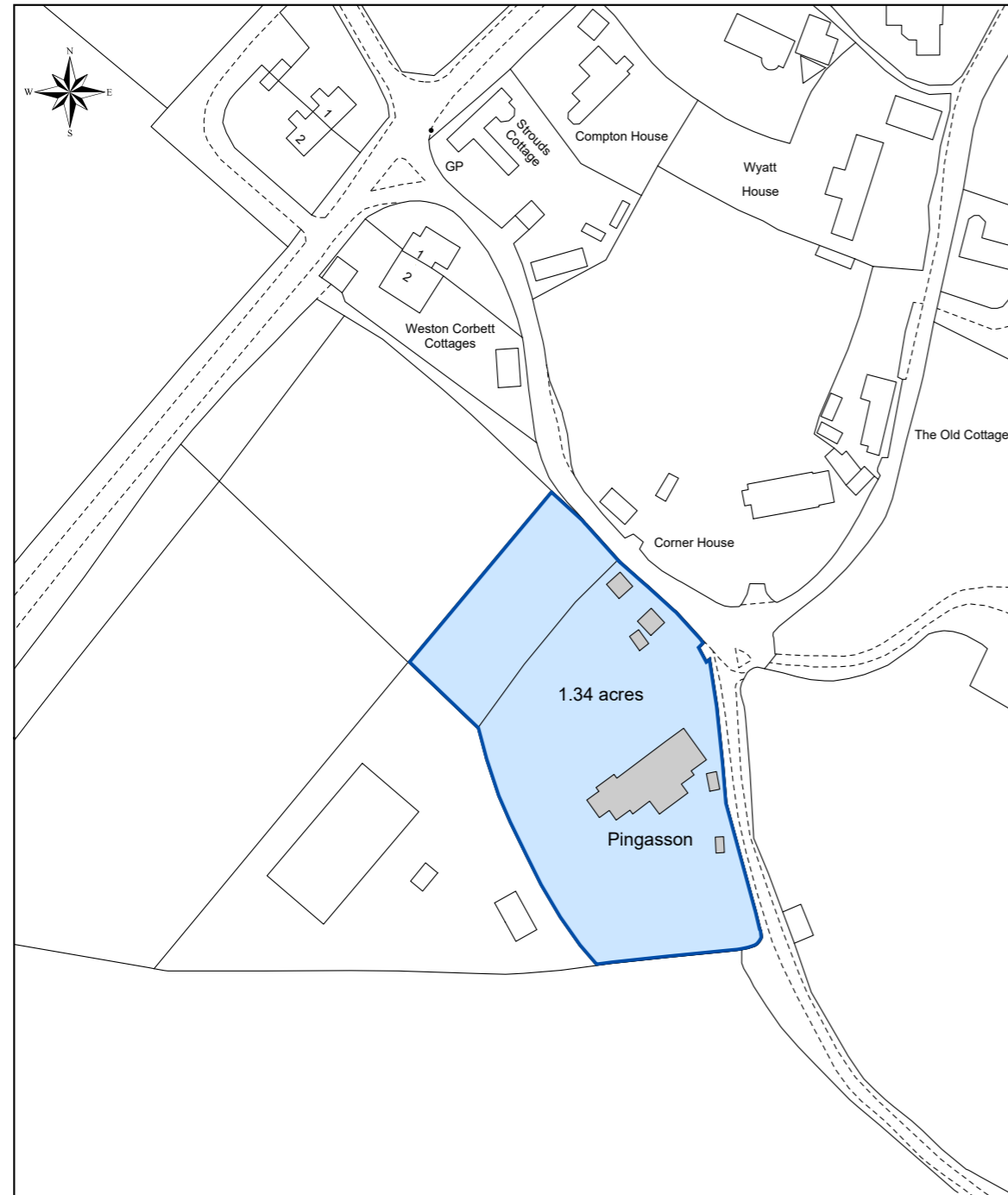
convenient commuting options into the capital.

Surrounded by beautiful countryside with excellent walking, cycling, and riding opportunities, alongside highly regarded country pubs like local The Hoddington Arms and a short drive away, the Candover Arms in Preston Candover, as well as the more recently opened private members club of Barnsgrove, in Greywell. Weston Patrick combines timeless rural charm with practical access to London and the wider Southeast.

## FANTASTIC SCHOOLS

The area is particularly appealing to families, with a selection of well-regarded schools nearby including Long Sutton C of E Primary School, Robert May's School, Lord Wandsworth College, and The Blue Coat School in Basingstoke, as well as Cheam, Ludgrove, Wellington and Wellesley, all under 30 minutes away, as well as a short commute to Winchester schools.





*Blue Book.*

Note: This plan is for identification purposes only. It is believed to be correct but its accuracy is not guaranteed.

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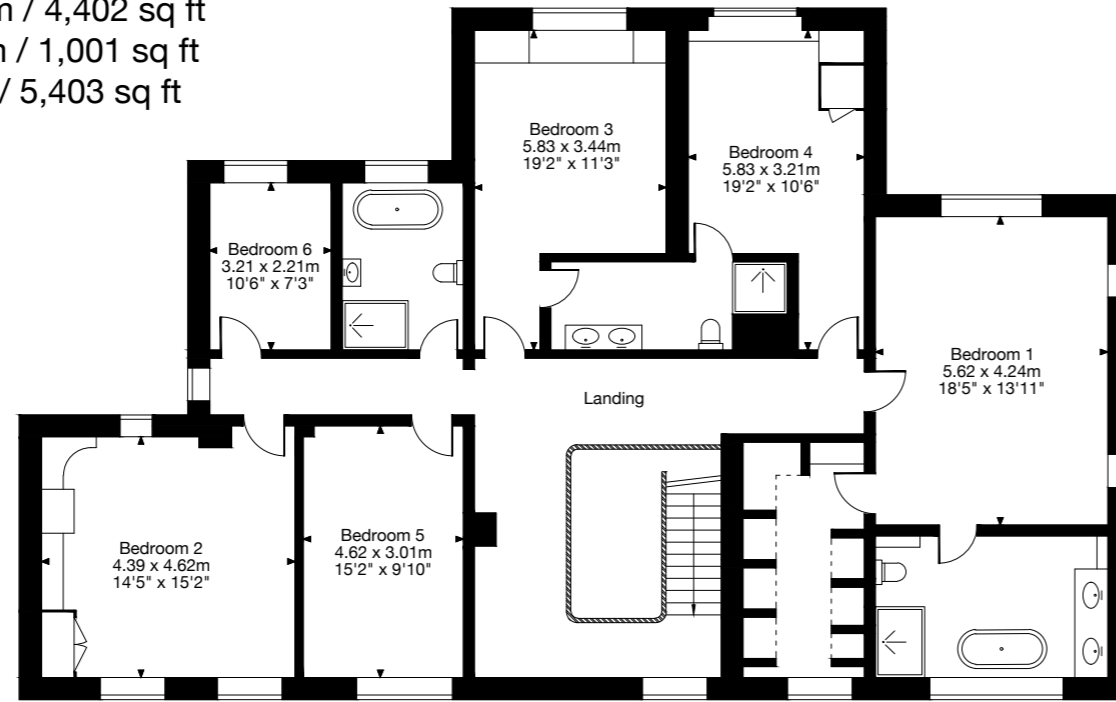
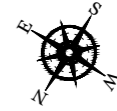
**Pingasson, Weston Patrick, Basingstoke RG25 2NX**

Gross Internal Area (Approx.)

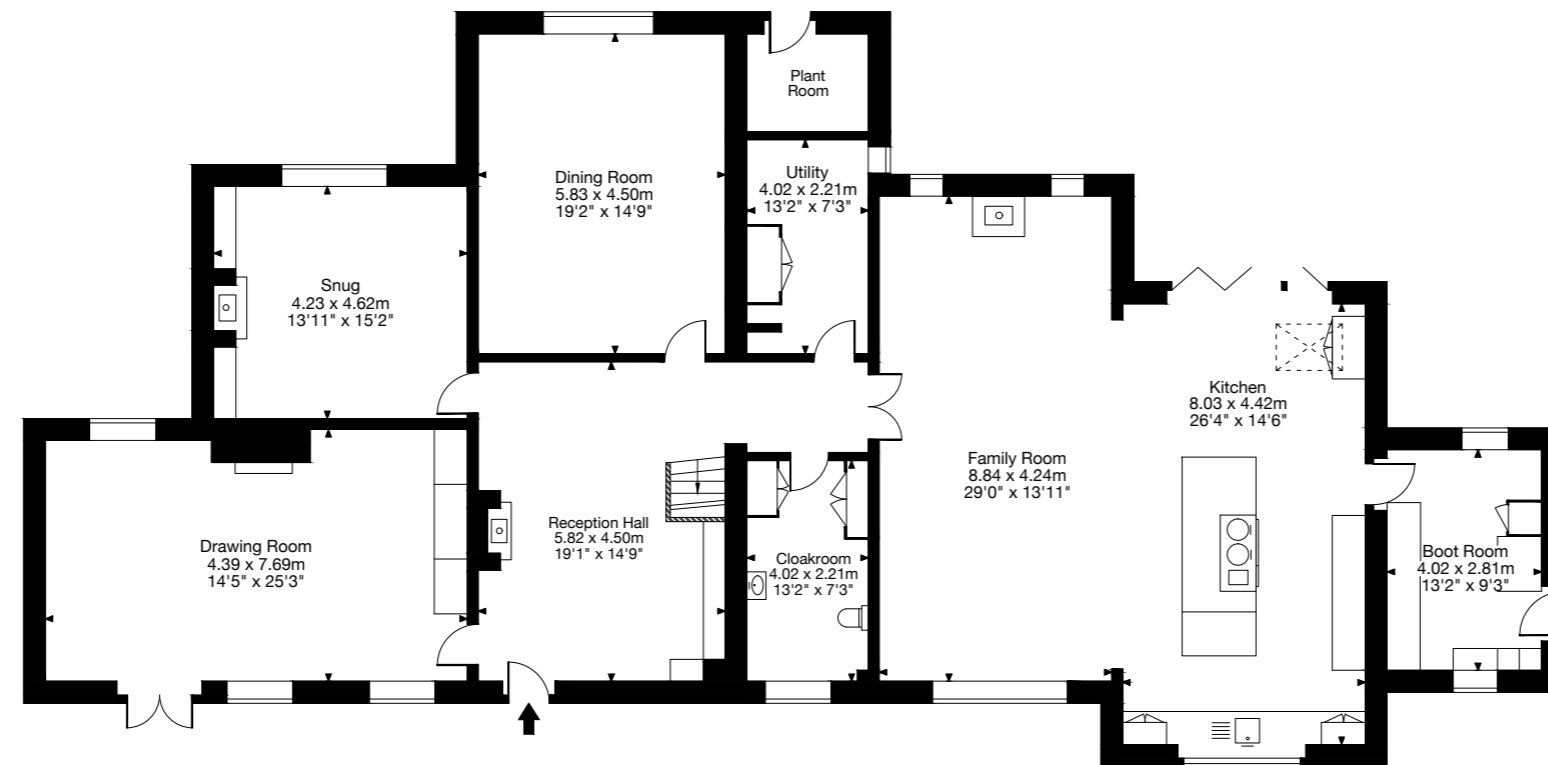
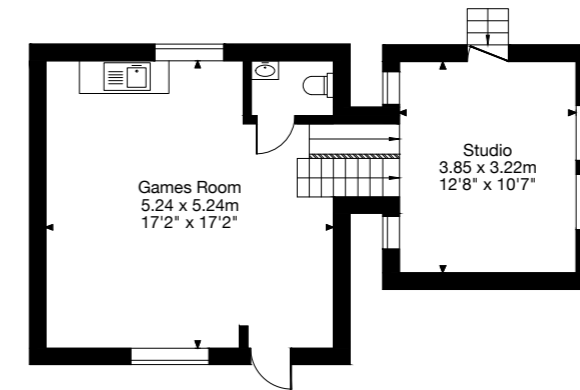
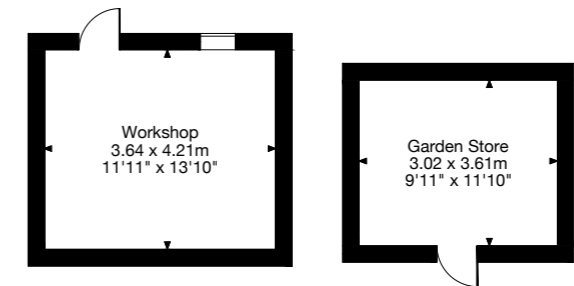
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Outbuildings = 93 sq m / 1,001 sq ft

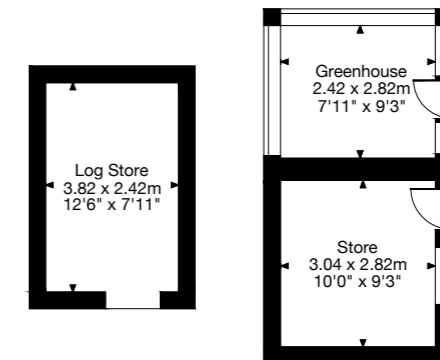
Total Area = 502 sq m / 5,403 sq ft



First Floor



Ground Floor



Outbuildings



## PROPERTY INFORMATION

Services: Mains water, oil fired heating (underfloor heating to Jack & Jill style bathroom, boot room and the artist studio) and private drainage.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments with a specific reference of note to the water feature in the front garden, are specifically excluded but may be available by separate negotiation.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold  
Local Authorities Basingstoke & Deane Borough Council  
(tel. 01256 844844)  
EPC: C  
Council Tax Band: H  
Postcode: RG25 2NX  
What3Words: ///skim.standing.presuming

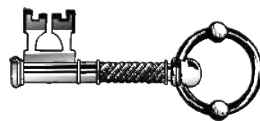
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