



Turnpike Field, Hartley Wintney

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Turnpike Field

London Road, Hartley Wintney, Hampshire, RG27 8HY

A substantial 6 bedroom Edwardian residence in grounds of 4.5 acres, including paddocks approaching 1.4 acres, swimming pool, staff accommodation and delightful formal gardens.

Fleet – 5 miles

Reading – 14 miles

Basingstoke – 9 miles

M3 Motorway (Junction 4A) – 6 miles

Heathrow Airport – 30 miles

Central London – 49 miles

Summary of accommodation

Main House: Reception Hall, Drawing Room, Dining Room, Study, Office, Kitchen/Breakfast Room, Butlers Pantry, Rear Hallway, Cloakrooms, Principal Bedroom with en-suite Bathroom, 5 Further Bedrooms, 2 Bathrooms

Lodge: Entrance Hall, Sitting Room, Dining Room, Kitchen, 2 Bedrooms, Bathroom

Cottage: Hallway, Sitting Room, Kitchen/Diner, 2 Bedrooms, Bathroom, separate WC

2 Double Garages, Outbuildings, Swimming Pool, Garden and Grounds Extending to approximately 4.5 acres, including 1.4 acres of paddocks

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Description

This substantial Edwardian residence is approached by an attractive entrance with front door opening to the reception hall with a cloaks cupboard and impressive staircase to the first floor. The rear aspect drawing room with central open fireplace also enjoys a feature bow window and dual French doors opening to the garden loggia, double doors open to the formal dining room, with an open fireplace and French doors to the garden. The accommodation is further complemented by a study with bespoke fitted bookshelves and a feature fireplace with inset log burning stove and casement doors to the rear. Adjacent is an office with views towards the Lodge. The kitchen/breakfast room is approached by a butlers pantry with original glazed dresser. The kitchen/breakfast room has an excellent range of oak fronted kitchen cabinets, complemented by granite work surfaces and centres around the oil fired Aga. A stable style door gives access to the outer lobby with a door to the rear courtyard and second WC. An inner hallway with a second staircase gives access to the first floor. From the first floor landing access is gained to all bedrooms, with the master suite enjoying a dual aspect and views over the principal gardens, a range of built-in wardrobes, and access to the en-suite bathroom complete with bath, inset basin, wc and bidet. An interconnecting door leads to bedroom which could serve as a nursery or dressing room. A further 4 double bedrooms are served by 2 family bathrooms and a separate WC.

Situation

Turnpike Field is situated on the outskirts of the delightful village of Hartley Wintney. The village itself offers a good range of local amenities including shops, post office, doctor's surgery, public houses and churches, as well as a number of good state and independent schools. There is good access to the M3 motorway at Junction 4A and 5 and the M4 at Reading. Mainline stations at Winchfield (approx. 1.23 miles) and Fleet (approx. 5.02 miles) are within easy reach, with access to London Waterloo in under an hour.

Outside

Overall the grounds extend to approximately 4.5 acres and the property is approached by pillared entrance gates with sweeping driveway, bordered by mature gardens leading to two double garages and various outbuildings, stores and an Edwardian glasshouse. The principal garden to the rear has a garden loggia with a Yorkstone terrace enjoying a south westerly aspect, the gardens are bordered by a variety of mature trees and shrubs. A 5-bar gate gives access to further gardens with a swimming pool and timber summer house. An additional 5-bar gate gives access to the orchard with vegetable garden and a variety of mature fruit trees including apple, plum, pear and fig. Access leads to two paddocks which extend to 1.4 acres and has two loose boxes. Turnpike Field enjoys a high degree of seclusion and borders open fields on one side. The property has a detached Lodge which comprises two double bedrooms, modern bathroom facilities, sitting room with open fireplace, dining room and a modern kitchen. Adjacent to the main house is a Cottage with sitting room, modern kitchen/dining room, 2 bedrooms, bathroom and downstairs cloakroom.





Viewing by appointment with:

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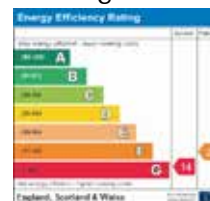


Approximate Gross Internal Area
 House = 388 sq m / 4176 sq ft
 Cottage = 134 sq m / 1442 sq ft (Including attached Garage)
 Lodge = 98.8 sq m / 1063 sq ft
 Garage = 51.1 sq m / 550 sq ft
 Stables = 26.4 sq m / 284 sq ft
 Outbuilding = 30.2 sq m / 325 sq ft
 Total = 728.5 sq m / 7845 sq ft

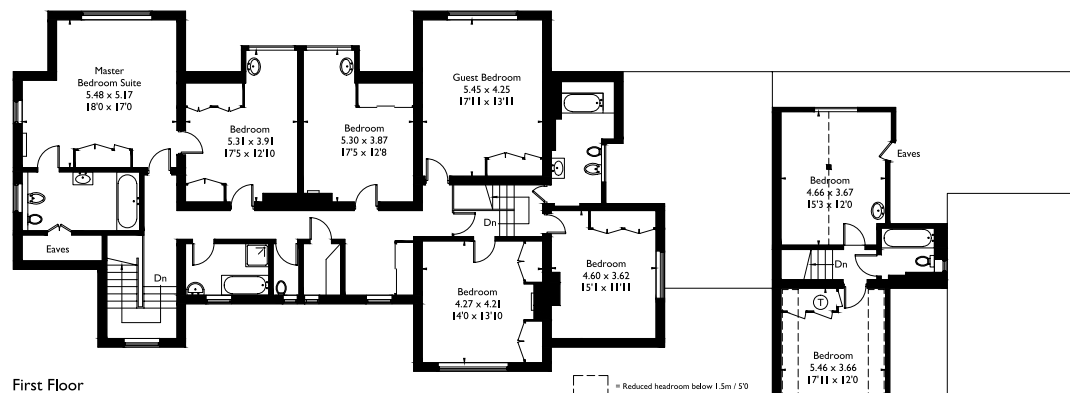
House



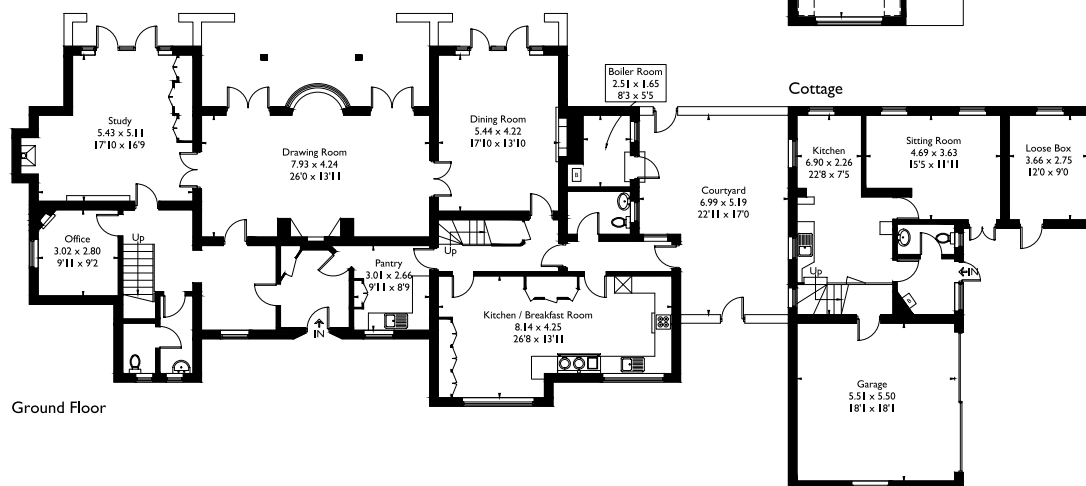
Cottage



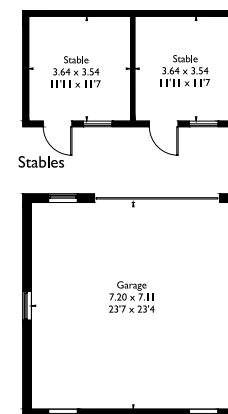
Lodge



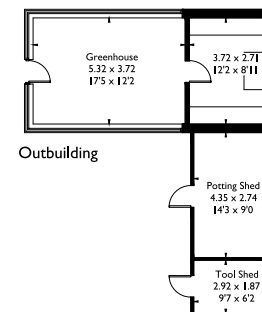
First Floor



Ground Floor

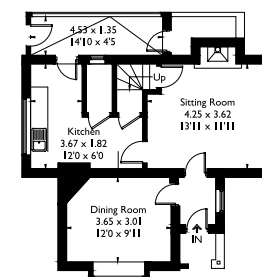


Stables

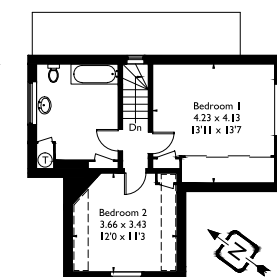


Outbuilding

(Not Shown in Actual Location / Orientation)



Lodge - Ground Floor



Lodge - First Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

