



Hamilton House, Reading Road, Heckfield, Hampshire

**STRUTT & PARKER**

# Hamilton House

## Reading Road, Heckfield, Hampshire, RG27 0JY

A classically styled modern detached house on three floors with a fine country view.

Odiham 8 miles, Hook 6 miles, Hartley Wintney 4 miles, Reading 8 miles, mainline rail station at Basingstoke 10 miles, M3 (Junction 5) 8 miles.

Entrance hall | Sitting room | Dining room  
Family room/cinema | Office/garden room  
Shower room | Kitchen/breakfast room | Wine cellar| Cloakroom | Main bedroom with en suite shower room | Bedroom 2 with en suite shower room | 2 Further bedrooms | Family bathroom | Double garage | Landscaped garden | Meadow  
EPC: B

In all about 0.75 acre

### The property

Hamilton House is an elegant, recently built house with classic architecture providing versatile accommodation arranged over three floors. It was constructed to an exacting high-tech specification with superb attention to detail throughout evidenced by the outstanding quality of finish and overall presentation.

From the drive the house is entered into the hall with sitting room accessed through double doors. This is a light and spacious room, with built-in wood burning stove, engineered oak flooring and folding doors opening to the timber decked veranda. The kitchen/breakfast room, also on this level, with its two tier breakfast bar, has been comprehensively fitted with up to the minute equipment and appliances and Silestone worktops. Glazed doors also open from the breakfast area to the veranda.

The lower ground floor, with folding doors opening to the garden, accommodates the dining room with picture lights, the family room which doubles as a cinema room (fully wired with speakers), a garden room/office and a large airing room/utility/plant room. The flooring in the principal rooms is engineered oak over the underfloor heating. There is also a fully fitted wine cellar and shower room.

From the landing on the first floor with a feature central skylight, oak veneered doors open to four bedrooms with two en suite shower rooms and the family bathroom. All light and airy rooms with fitted wardrobes and the two to the rear of the house have fine outlook over the garden and country views.

### Specification

The house was built in 2014 and the following were installed at that time:-

Wet underfloor heating to all 3 floors.

Two solar panels.

Two pressurised hot water cylinders in the loft fed by a pumped water system to maintain constant pressure to all bathrooms.

Water softener.

Floor standing oil fired boiler housed outside.

Rain water harvesting system to WCs and garden.

Cat 6 wired to all rooms.

Media units fitted to sitting room, garden room, kitchen/breakfast room and cinema room.

Lutron lighting system to sitting room, kitchen, hall stairs, landing and master bedroom.

Wired for CCTV.

Alarm system with call back.



## Outside

The house is approached via a shared gravel drive and high double gates open to a sweeping gravel drive leading to the brick and timber clad double garage. On both sides of the house, stairs lead down to the recently and beautifully landscaped grounds beyond which is an area of gated meadow. From the lower ground floor rooms doors open to a generous expanse of Indian sandstone terrace.

Accessed from the terrace on both sides to the rear of the house is an extensive area of covered storage.

Within the garden are wide stone paths leading to the garden room and summerhouse.

## Location

Day to day facilities are available at the nearby villages of Hartley Wintney and Hook, while the larger centres of Basingstoke and Reading offer an extensive range of recreational and shopping

facilities. There are a good selection of state and private schools in the area, with Wellington Country Park and Riding in Bramshill Forest nearby offering great outdoor leisure facilities.

Communications in the area are first class with the M4 and M3 within 6 miles offering direct access to the national motorway network.

Commuters are well provided for with road access along the A33 to the south at Basingstoke with its access to the M3 and to the north to Junction 11 (of the M4). Both the M3 and the M4 connect with the M25 in the east and the West Country and the A34 north-south access in the west.

## General

**Local Authority:** Hart District Council, Civic Offices, Harlington Way, Fleet, Hampshire, GU51 4AE (01252 622122).

**Services:** Mains water, electricity. Private Bio disc drainage. Oil fired under floor heating.





### Floorplans

Main House internal area 2,810 sq ft (261 sq m)  
 Garage internal area 275 sq ft (26 sq m)  
 For identification purposes only.

### Directions

From Junction 5 of the M3 take the turning off the roundabout towards Hook at the next roundabout turn right signposted towards Hartley Wintney. Follow this road continuing straight over the next two roundabouts onto Reading Road (B3349) towards Rotherwick, Heckfield and Mattingley. Continue along this road for a few miles following through the hamlet of Hound Green and past The New Inn continuing to the roundabout taking the third exit onto the B3011. After a few hundred yards continue to the right at the fork where Hamilton House will be found after a short distance on the lefthand side directly opposite traffic mirror.

## Odiham

82 High Street, Odiham, Hook, Hampshire, RG29 1LP

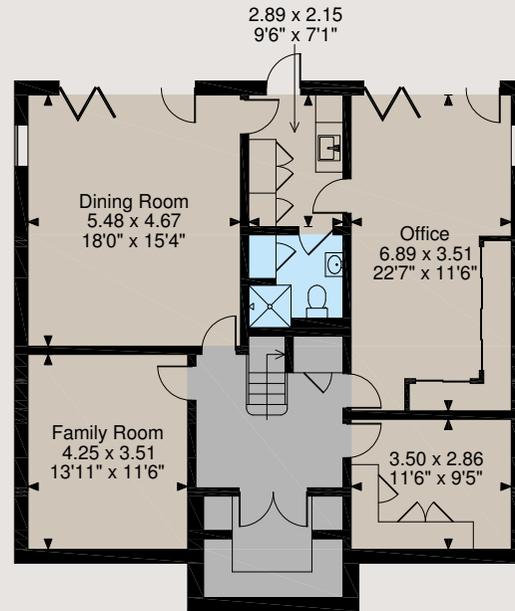
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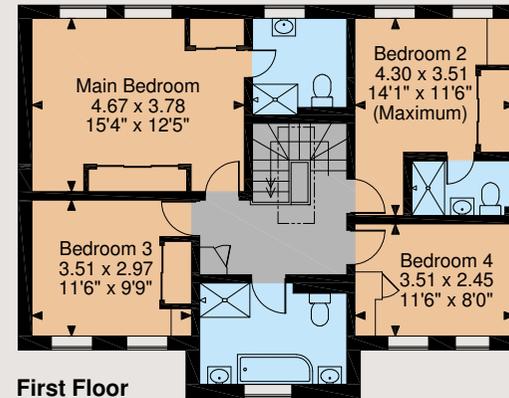
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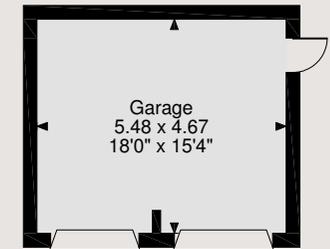
**Lower Ground Floor**



**First Floor**



**Ground Floor**



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