




Burgess House  
Heckfield, Hampshire




An impressive Grade II listed family home with 5 bedrooms, swimming pool and generous gardens of about 1.5 acres.


A detached red brick house offering spacious accommodation and retained character elements such as exposed beams and open fireplaces. There are fantastic far reaching rural views and the property benefits from a double garage, swimming pool with a pool house. It is situated on the outskirts of a sought-after Hampshire village, close to local village and town centre amenities.




3 RECEPTION ROOMS




5 BEDROOMS




3 BATHROOMS




GARAGING




ABOUT 1.5 ACRES




FREEHOLD



EDGE-OF-VILLAGE LOCATION



2,677 SQ FT



£1,300,000 GUIDE PRICE



The property

Dating from the late 18th century, Burgess House is an attractive detached family home offering almost 2,700 sq. ft. of sensitively modernised accommodation arranged over two light-filled floors. Providing an ideal family and entertaining space, the ground floor accommodation flows from a storm porch and welcoming wooden-floored reception hall with useful cloakroom. This leads to a large triple aspect sitting room with delightful views over the garden and beyond, open fireplace, and a front aspect dining room with exposed brick open fireplace. The neighbouring beamed drawing room has exposed wooden flooring, a feature open fireplace and French windows to the front aspect. The ground floor accommodation is completed by a kitchen offering a range of wall and base units, a Belfast sink, two-oven Aga, modern integrated appliances, and a useful neighbouring fitted utility room. Flowing seamlessly from the kitchen is a generous dining area with two glazed doors and French windows to the courtyard garden.

Stairs rise from both the reception hall and the drawing room to the first floor. From the reception hall, there is access to a dual-aspect principal bedroom with a fitted dressing room and a contemporary en suite shower room, as well as a neighbouring family bathroom. The stairs from the drawing room lead to the family shower room and four additional bedrooms, one of which includes a door connecting to the principal bedroom landing.





## Outside

Screened by an area of mature woodland, the property is approached through double five-bar gates over a gravelled driveway providing private parking and giving access to a detached double garage. Lying principally to the front and side of the property, the garden is laid mainly to lawn and features a walled courtyard garden off the breakfast/dining area, two gazebos and a swimming pool with paved surround, the whole ideal for entertaining and al fresco dining.

## Location

Located in an area of Hampshire regularly voted 'Best place to live' by newspapers, Heckfield village is home to an historic church and an hotel. Nearby Hartley Wintney, Sherfield-on-Loddon and Hook villages offer shops catering for everyday needs together with restaurants and public houses, Hartley Wintney also offering a golf course and Sherfield a primary school, golf club and walks on the banks of the River Loddon. More extensive amenities are available in Odiham, Fleet, Reading, Basingstoke and Farnham. Communications links are excellent: the A33, A30, M3

and M4 give access to major regional centres and the motorway network. Mortimer train station connects to Reading with onward regular services to London Paddington from 23 minutes. Alternatively, Winchfield train station to London Waterloo takes approximately 50 minutes.

The area offers a wide range of state primary and secondary schooling including Hook Infant and Junior Schools (both rated Outstanding by Ofsted) together with a good selection of independent schools including Wellesley Prep, St. Neot's Prep, Sherfield, Waverley Prep and Leighton Park.



## Distances

- Heckfield 0.5 mile
- Hartley Wintney village 4.5 miles
- Sherfield-on-Loddon 4.6 miles
- Hook 4.6 miles
- Odiham 7.2 miles
- Fleet 8.0 miles
- Reading 9.2 miles
- Basingstoke 10.0 miles
- Farnham 14.1 miles
- London Heathrow Airport 32.3 miles
- Central London 46.4 miles

## Nearby Stations

- Hook
- Mortimer
- Winchfield
- Fleet

## Key Locations

- Wokefield Estate Golf Club
- Stratfield Saye House
- Wellington Country Park
- Sherfield Oaks Golf Club
- The Vyne (National Trust)
- New Inn Heckfield
- Heckfield Place

## Nearby Schools

- Wellesley Prep School
- St. Neot's School
- Whitewater CoE Primary School
- Greenfields Junior School
- Oakwood Infant School
- Hook Infant School
- Hook Junior School
- Lord Wandsworth College
- Pangbourne College





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

House internal area 2,677 sq ft (249 sq m)  
Garage internal area 540 sq ft (50 sq m)  
Pool shed internal area 78 sq ft (7 sq m)  
Gazebos internal area 264 sq ft (25 sq m)  
Total internal area 3,295 sq ft (306 sq m)  
For identification purposes only.

## Directions

RG27 0LE

What3words: ///costly.shut.dairies - brings you to the driveway

## General

Tenure: Freehold.

Council Tax: Band G.

Parking: Off Street and garaging.

EPC: E.

Local Authority: Hart District Council +44 (0)1252 622122.

**Services:** Mains electricity and water, private drainage. Oil-fired central heating. We understand that the private drainage at this property may not comply with the relevant current regulations. Further information is being sought.

**Mobile coverage /broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

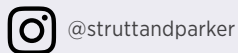
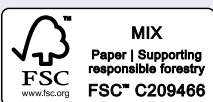
**Flooding:** Information can be found here <https://check-long-term-flood-risk.service.gov.uk/postcode>

## Covering North Hampshire

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