

Tall Trees
Rotherwick



Strutt
& Parker

Land and property Since 1885



**5,532 sq ft (514 sq m) | Freehold
6 reception rooms | 8 bedrooms
4 bathrooms | Off-street parking**

Guide price £2,000,000

An exceptional eight-bedroom detached house with extensive, elegantly styled accommodation, stunning views and set within beautiful gardens in a picturesque rural Hampshire location.

Tall Trees is an outstanding and substantial modern residence offering 5,532 square feet of beautifully appointed, light-filled accommodation, thoughtfully designed to provide an exceptional level of flexible contemporary living. The property makes an immediate impression with its crisp white rendered elevations and warm terracotta roof tiles.

The reception accommodation includes a generously proportioned sitting room, providing an impressive space for entertaining, with recessed linear lighting, dual-aspect glazing and bi-fold doors opening onto the south-west-facing rear gardens. Double doors connect to the comfortable family room, which features a fireplace and further bi-fold doors. There is also a formal dining room, home office and private study, together with a superb 30ft kitchen and breakfast area featuring elegant porcelain floor tiles, white Shaker-style units, a central island with breakfast bar, range cooker and integrated appliances. The adjoining utility room provides excellent space for laundry appliances and additional storage.

Staircases at either end of the house provide access to the first-floor landing, leading to six immaculately presented double bedrooms. These include the impressive principal bedroom with dressing room, en suite bathroom and Juliet balcony overlooking the beautiful rear gardens. One further bedroom is en suite, while a family bathroom with over-bath shower serves the remaining bedrooms. Stairs continue to the second floor, where there are two further bedrooms, one of which is en suite.



Outside

The house is set within beautiful gardens, with a gated entrance opening to the gravel driveway, providing parking for several vehicles. There is a lawn to the front, while wrap-around gardens extend to the sides and rear, featuring rolling lawns, patio areas, a treehouse and a variety of mature trees providing shade and shelter. The property also benefits from a large garden storage building and woodshed.

Location

Tall Trees is set in a sought-after and well-connected position between Hook and the small village of Rotherwick. The village has several amenities including a parish church, a village hall and two pubs, as well as a cricket pitch and tennis court. Hook is a mile away, with its shops, supermarkets and local amenities. Hook's mainline station offers regular services to London Waterloo (56 minutes). Rotherwick and Hook are served by several reputable state and independent schools, including Whitewater Primary School, Sherfield School, Wellesley Prep School, St. Neots and Lord Wandsworth College. The M3 is also within easy reach, while there are further amenities, leisure facilities and excellent shopping in Basingstoke, seven miles away. Golf is available nearby at Tylney Park Golf Club.

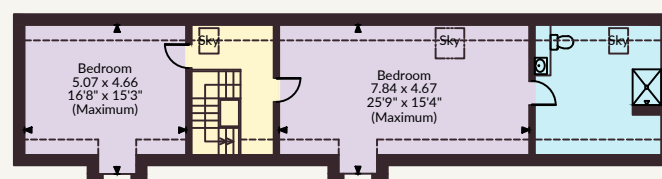
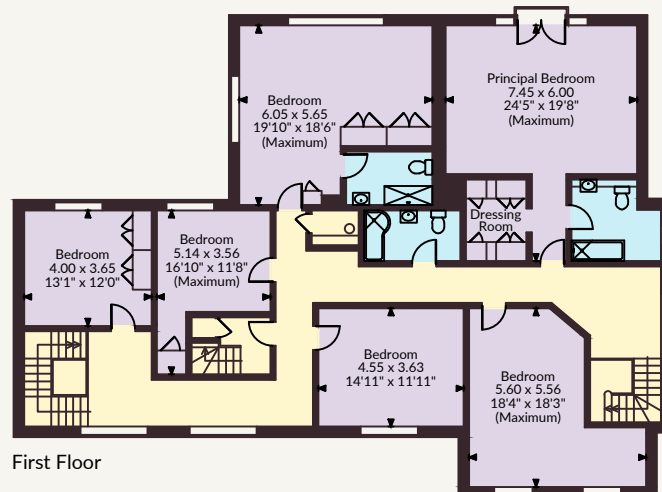
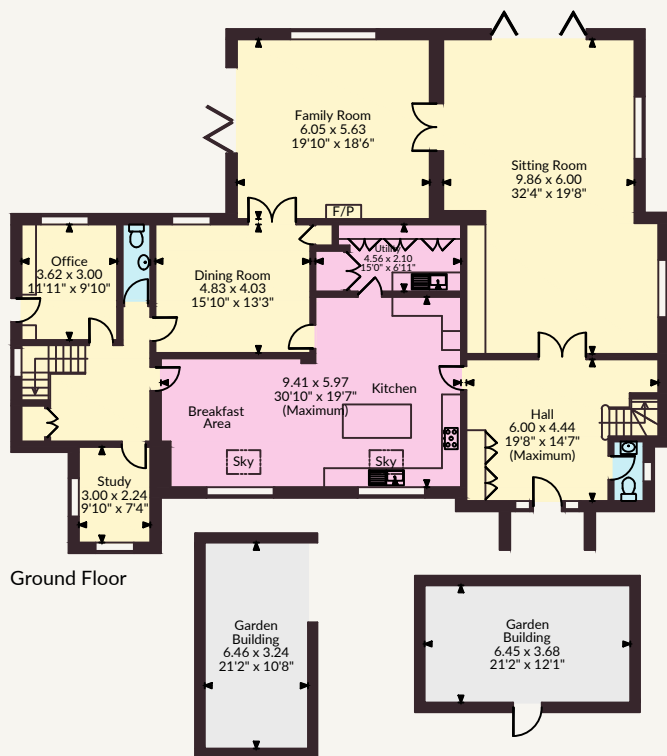
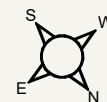
Postcode region: RG27

General

Local Authority: Hart District Council
Services: Mains electricity and water. Private drainage via septic tank which we understand is compliant with current regulations
Calor Gas (LPG Tank)
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Tall Trees, Reading Road, Rotherwick
Main House internal area 5,532 sq ft (514 sq m)
Garden Building internal area 480 sq ft (45 sq m)
Total internal area 6,012 sq ft (559 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8703228/JLW

Strutt & Parker Farnham

37 Downing Street, Farnham, Surrey GU9 7PH
01252 821102 | farnham@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken August 2026. Particulars prepared August 2026.