



Willowbrook House, Rye Common,  
Odiham, Hampshire

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BNP PARIBAS GROUP



# Willowbrook House, Rye Common, Odiham, Hampshire RG29 1HU

A stunning contemporary light-filled residence approached along its private drive of about 0.3 of a mile through grounds of approximately 22 acres of garden, paddock and woodland

Odiham 2.4 miles, Hook 4.4 miles, Winchfield mainline station 4.4 (London Waterloo 50 mins), Farnham 5.7 miles, Basingstoke 10.4 miles, M3 (Jct. 5) 3.6 miles, central London 45.6 miles

Storm porch | Reception hall | Drawing room  
Family room | Dining room | Study/bedroom  
four | Kitchen/breakfast room | Utility room  
Cloakroom/shower room | Principal bedroom  
suite with dressing room and en suite bathroom  
2 Further bedrooms with en suite facilities  
Garden | Triple garage | Stable block with 2  
stalls | 22 acres EPC rating C

## The property

Newly built in 2009, Willowbrook House is a contemporary Huf Haus offering almost 3,500 sq. ft. of light-filled flexible accommodation arranged over two floors. The property combines the amenities of modern living and quality fixtures and fittings with a bold, elegant and highly individual design featuring a wealth of wooden flooring throughout. The predominantly open-plan ground floor accommodation flows from a welcoming reception hall with useful cloak area and modern cloakroom/shower room, opening into an extensive 55 ft. triple aspect area with far-reaching views. This area incorporates a drawing room with a door to the terrace, a double-height dining room with galleried landing over, and a family room with a contemporary freestanding woodburning stove and a door to the terrace. To the front, there is a generous study/bedroom, also with a door to the terrace. The ground floor is completed by a spacious kitchen/breakfast

room with a range of contemporary high-gloss wall and base units including a large central island with bespoke built-in table, modern integrated Miele appliances and neighbouring fitted utility room with a door to the terrace. The first floor features an extensive principal bedroom suite incorporating a bedroom with a door to a balcony, a spacious fitted dressing room and a contemporary Antonio Lupi en suite bathroom with Villeroy and Boch whirlpool bath and separate walk-in shower, the latter also accessible from the landing. There are two further generous double bedrooms with built-in storage, en suite facilities and doors to balconies.

## Outside

Set against a backdrop of mature trees, the property is approached over a long driveway leading through park like grounds to a triple garage and private parking. The low-maintenance garden surrounding the property is laid mainly to lawn bordered by specimen trees and features numerous seating areas, a central front aspect raised rill and an extensive wraparound paved terrace, ideal for entertaining and al fresco dining.

## Location

Willowbrook House is ideally situated for buyers looking for a rural home life, whilst still being in easy reach of London and surrounding centres. The house is about two miles from the pretty market town of Odiham surrounded by glorious countryside. Odiham is a quintessential market town with a wide high street scene, principally Georgian in character. The town has a wide selection of shops, a Post Office, a doctor's surgery, opticians and dentists, restaurants and every day amenities. There is good schooling from infant to secondary level including Buryfield Infant and Mayhill Junior School, Long Sutton Church of England Primary and Robert May's. There is also a wealth of well-regarded private schools in the vicinity including Lord Wandsworth College, Wellesley Prep School and St Nicholas School.

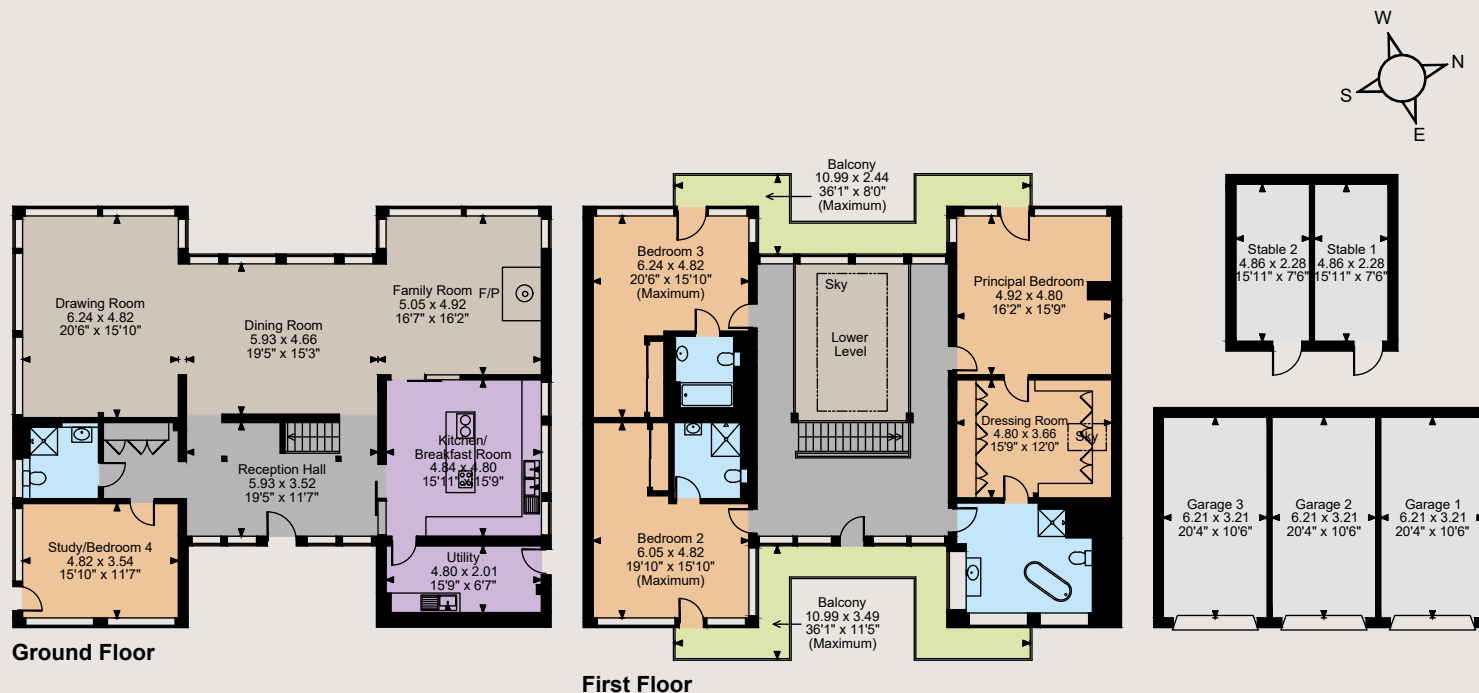






## Floorplans

House internal area 3,480 sq ft (323 sq m)  
Garage internal area 664 sq ft (62 sq m)  
Stables internal area 246 sq ft (23 sq m)  
Balcony external area = 310 sq ft (29 sq m)  
Total internal area 4,390 sq ft (408 sq m)  
For identification purposes only.



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

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## Directions

From Strutt & Parker's Odiham office turn left onto High Street, continue onto Farnham Road then at the roundabout take the 3rd exit onto Farnham Road (A287). After 1.6 miles turn right onto Hillside, turn right to stay on Hillside then turn left. Willowbrook House can be found on the right.

## General

**Local Authority:** Hart District Council

**Services:** Mains electric and water. Oil fired heating. Private drainage, this is compliant with current regulations.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £2,500,000

## Odiham

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