



Sprats Hatch Farm
Dogmersfield

Strutt
& Parker

Land and property. Since 1885.

5,593 sq ft (334 sq m) | Freehold
5 reception rooms | 4 bedrooms
3 bathrooms | Stable block and arena

Guide price £2,300,000



A magnificent period farmhouse set within an idyllic rural landscape, offering extensive equestrian facilities and sensitively modernised interiors that seamlessly blend historical charm with contemporary family living.

Sprats Hatch Farm is a remarkable period property offering nearly 4,000 sq ft of versatile living and utility space within the main house. The interior is rich in character, featuring original timber beams and exposed brickwork, complemented by elegant contemporary finishes throughout.

The ground floor flows from a welcoming reception hall into an expansive drawing room, centred around an impressive fireplace with heavy bressummer beam and integrated seating, alongside a formal dining room. On the opposite side is a dedicated study, which leads through double doors to a generous family room with further access to the garden. At the heart of the home is a superb open-plan kitchen and breakfast room, designed for both everyday living and entertaining. It is fitted with bespoke hand-painted cabinetry in a dual-tone palette of soft grey and deep slate, complemented by premium dark granite worktops and a double butler sink. A large central island provides extensive workspace and incorporates a wine rack. Floor-to-ceiling sliding doors open directly onto the rear sun terrace, creating a seamless connection with the gardens. A cloakroom and practical larder complete the ground floor accommodation.

On the first floor, the generous principal suite benefits from a private dressing room and large en suite bathroom, alongside three further well-proportioned bedrooms, one of which also enjoys en suite facilities. A cosy sitting room and a separate shower room complete the first floor.



Outside

The grounds are exceptional, ideally suited to equestrian and outdoor lifestyles. Facilities include a stable block with foaling room, tack room and a professional outdoor riding arena. The landscaped gardens feature a heated swimming pool with adjacent pool pavilion, a productive vegetable garden with greenhouse, and a charming shepherd's hut. Further outbuildings include a cinema room and carport; all set within a private landscape that leads down towards the Basingstoke Canal.

Location

Sprats Hatch Farm sits in a peaceful rural setting on the Hampshire/Surrey border, surrounded by open countryside yet well placed for nearby centres including Hook, Fleet, Farnham and Basingstoke, all offering a wide range of shops, cafés, supermarkets and leisure facilities. The area is well served by highly regarded independent schooling, including Lord Wandsworth College, Wellington College and nearby Winchester College, while state options include respected grammar schools in Alton and Basingstoke. For commuters, Hook and Winchfield stations provide regular services to London Waterloo, while the nearby M3 (Junctions 4A and 5) offers fast road access to London, Heathrow Airport and the wider motorway network.

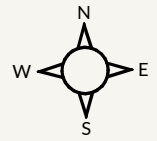
Postcode region: RG27

General

Local Authority: Hart District Council
 Services: Mains electricity and gas. Private water and drainage which we understand to be compliant with current regulations
 Council Tax: Band H
 EPC Rating: E
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Sprats Hatch Farm, Sprats Hatch Lane
 Main House internal area 3,593 sq ft (334 sq m)
 Outbuildings internal area 2,359 sq ft (219 sq m)
 Total internal area 5,952 sq ft (553 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [Symbol] Denotes restricted head height
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