



Holtfield House

Wolverton Common, Hampshire

A fabulous contemporary family house of approaching 6,000 sq ft set in approximately 4 acres

A spacious family home set in fantastic grounds with swimming pool, tennis court, range of outbuildings and paddock



6 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GARAGE



3.89 ACRES



FREEHOLD



VILLAGE



5,976 SQ FT



**GUIDE PRICE
£2,350,000**



The property

Holtfield House is a fabulous family house providing almost 6,000 sq ft of accommodation and is beautifully presented with stylish and contemporary interiors, and set in wonderful grounds. The house was largely built in the 1970's and was designed with generous sized rooms which overlook the mature and imaginatively designed gardens. The house was substantially refurbished in 2024 including installation of new plumbing & central heating systems, new electrics and addition of external insulation. A large and welcoming reception hall immediately gives a feeling of space on entering the house and this vibe continues throughout the property. The downstairs space flows seamlessly from the hall into the more formal drawing room, which has an attractive contemporary fireplace with wood burning stove, and progresses back through to an open plan dining area linking the rest of the house with the fabulous kitchen and snug/study. There is also a lovely green oak framed garden room overlooking the swimming pool and gardens. The newly installed bespoke open-plan kitchen opens seamlessly onto the garden

and incorporates a spacious sitting area. Off the kitchen is a boot room, laundry room and cloakroom. All the reception rooms overlook the gardens and far reaching green environment. The bedroom accommodation is extensive and flexible. The main staircase leads to 4 bedrooms and 2 bathrooms, including the principal suite with stylish en suite bathroom. A further staircase gives access to two more bedrooms and a bathroom.

Outside

The gardens and grounds are extensive and provide a wonderful green environment surrounding the house. There is a south west facing terrace at the rear of the house which surrounds the swimming pool and has a beautiful vista down the central axis of the garden. There is also a tennis court, sunken garden, wildlife pond and kitchen garden with a greenhouse. There is a range of outbuildings which include a large studio/games room, stables and garden store which have lots of potential. There is also a pony paddock providing a charming outlook. The property is approached across a gravel driveway leading to a turning circle providing plenty of parking beside the house and garage.







Location

Holtfield House is situated in Wolverton Common which is a beautiful and highly convenient location between Newbury and Basingstoke. The area offers wonderful walking and riding opportunities in the surrounding countryside and also has great accessibility to road and rail links with a choice of commuting options from Basingstoke into London Waterloo, or from Newbury or Theale into London Paddington, as well as easy access to the M3 and M4. There is a thriving local community, and the neighbouring villages of Baughurst and Kingsclere are both only approximately 2 miles away and provide a range of excellent facilities including a primary school, a village shop, butcher, hairdresser, doctors' surgery and a couple of local pubs. There is a wide choice of highly regarded schools in the area.

Distances

- Baughurst 2 miles
- Kingsclere 2.5 miles
- Basingstoke 8 miles
- Newbury 10 miles

Nearby Stations

- Basingstoke (Waterloo from 42 mins)
- Theale (Paddington from 35 mins)

Key Locations

- Newbury Racecourse
- Highclere Castle
- The Wyne, National Trust

Nearby Schools

- Cheam
- Elstree
- Downe House
- Bradfield College
- Wellington College
- Marlborough College









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

House internal area 5,976 sq ft (555 sq m)
Outbuilding internal area 2,342 sq ft (218 sq m)
Garage internal area 417 sq ft (39 sq m)
Total internal area 8,735 sq ft (812 sq m)
For identification purposes only.

Directions

RG26 5RY

what3words: ///fussy.sugars.branch

General

Local Authority: Basingstoke and Deane

Services: Mains water and electricity.

This property has a private drainage system, a modern treatment plant was installed in 2024 and we understand that it complies with current regulations.

LPG central heating.

Superfast local broadband supplier.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

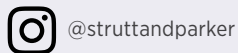
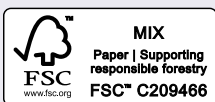
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