

Burgess House
A Grade II listed family home in Heckfield, Hampshire



Burgess House, Old School Lane, Heckfield, Hampshire, RG27 0LE

The Property

Burgess House is a Grade II listed detached family home enjoying southerly views across its own grounds of approx. 2 acres and the countryside beyond.

The accommodation is sizeable and well-balanced yet there is planning permission granted to extend further to create a spectacular kitchen extension if desired.

Ground Floor

An arched porch leads to the front door which opens into a grand entrance hall which has the main staircase to the first floor with a lovely Oak balustrade.

From the hallway there is access into the refitted cloakroom and dining room, opening up the rest of the house. To the right though is the impressive living room which enjoys a triple aspect affording superb natural light and with the front and side windows enjoying open views. The room enjoys a large, working fireplace.

The dining room also has an impressive fireplace and timber latch door leading to the kitchen and family room. The family room is full of character with beamed ceiling and a brick hearth with open

fire grate; this room also enjoys a bright double aspect. The kitchen has an AGA and conventional oven and is fitted with Shaker style units under a mix of worksurfaces and a double Butler sink. There is a utility room and garden room facing out onto a secluded courtyard.

First Floor

Upstairs is accessed by two separate staircases and interconnects through what is currently a large study room.

The double aspect main bedroom is a wonderful size and offers a dressing room with a lovely range of Sharps fitted wardrobes and a window seat looking out towards the pool. The en-suite bathroom has been luxuriously refitted and enjoys a large shower and twin vanity.

Of the four further bedrooms, three are doubles and are all served by a bathroom and shower room both of which have also been refitted with superb suites.

Outside

The majority of the land lies to the front and side of the property with a sweeping gravel driveway running up to the detached four car garage. There are various outdoor entertaining options including

a lovely cabana which has heat and light and external walls that roll up to enjoy the weather. There is also a large gazebo which is perfect for al fresco dining.

The pool area has recently been extensively upgraded and improved with new filtration systems etc.

The rest of the grounds are enclosed by post and rail fencing and mainly laid to grass. To the rear of the property is a lovely, enclosed courtyard with access into the garage and back into the house via the garden room.

Location

Local shopping facilities can be found at Hartley Wintney and Hook, both within 5 miles.

Hook also offers a main line station with service to London Waterloo and the M3 can be accessed here at J5. The M4 at Junction 11 is also within 7 miles.

Closer to home, the New Inn, Heckfield is within a short stroll as is Highfield Park Hotel.





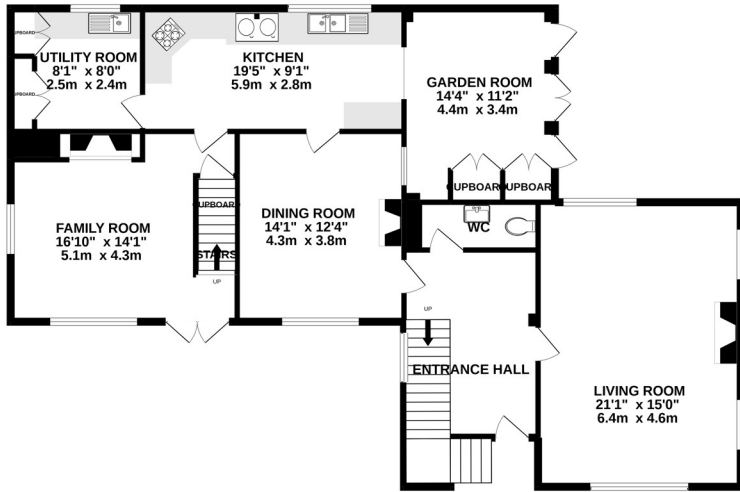




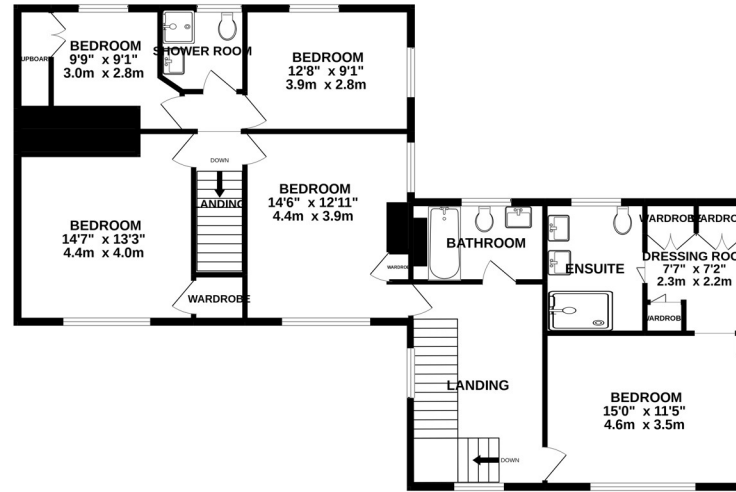




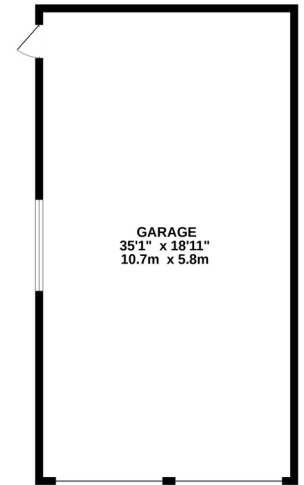
GROUND FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



1ST FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



GARAGE
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 3140 sq.ft. (291.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The property is in a plot of around 2 acres.



Outside there is recently refurbished heated swimming pool and nearby timber cabana.



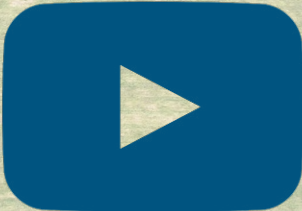


The Gazebo offers shelter and wonderful views over the grounds and adjoining fields - perfect for al-fresco dining and entertaining.









Tap/click this page to view our video tour of the property

Places of interest

Local shopping facilities can be found at Hartley Wintney and Hook, both within 5 miles, and a wider retail experience in Reading, just 9 miles distant.

Hook also offers a main line station with service to London Waterloo and the M3 can be accessed here at J5. The M4 at Junction 11 is also within 7 miles.

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Hook Train Station - Main Line to London & Basingstoke



Hartley Wintney High Street



Rural Hampshire Location Close to Berkshire



The Basingstoke Canal



The Oracle Shopping Centre - Reading

Consumer Protection Regulations

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They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG27 0LE Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone sole agents
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Gas fired central heating.

Local Authority

[Hart Council](#)

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