



Holt Farm Holt Lane, Hook

Hook

McCarthy
Holden



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A stunning Grade II listed property offering a wealth of character, charm and space. Benefitting from 7 bedrooms, 6 bathrooms (including a ground floor bedroom that could be suited as an annexe) and numerous reception rooms. The tree lined grounds measure just over 1.7 acres and encompass vast areas of lawn, a tennis court and a courtyard style swimming pool area.

Council Tax band: G

Tenure: Freehold

- Grade II Listed
- Grounds of Around 1.7 Acres
- Outdoor Heated Swimming Pool
- Large Outbuilding
- Ground Floor Bedroom/Annexe



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Benefitting from 7 bedrooms, 6 bathrooms (including a ground floor bedroom that could be suited as an annexe) and numerous reception rooms. The tree lined grounds measure just over 1.7 acres and encompass vast areas of lawn, a tennis court and a courtyard style swimming pool area.

The ground floor offers a perfect blend of character and modern living with a bright glass roof dining area with bi-folding doors to the pool and garden acting as a connect between the main house and the utility/annexe area. To the right there is a kitchen/breakfast room with AGA stove, island and range of integrated appliances. At the centre of the main house is a beautiful reception hall with exposed timber beams, oak herringbone flooring and a stunning inglenook fireplace. Onwards from the hall there is a vast triple aspect drawing room with a continuation of the oak flooring. There is also a generous play room as well as a fine rear aspect study all off the main reception hall. Accessed off the dining/garden room there is a gym, and a utility room that could also serve as a kitchen space for the annexe. Onward from here there is a separate shower room with door to the swimming pool area, a further separate bathroom and the ground floor bedroom.

Upstairs to the first floor there are four double bedrooms two bathrooms and a separate shower room. The principal bedroom suite is substantial with garden views, fitted wardrobes and luxury en-suite bathroom. There are two further bedrooms accessed via separate staircases on the second floor, one of which has an en-suite bathroom.

Outside the grounds of over 1.7 acres offer a wealth of space to enjoy with an enclosed tennis court, two distinct areas of lawn and the well appointed patio/terrace with heated outdoor swimming pool. To the front of the property there is a detached barn which is split into three distinct spaces – one large hall currently configured with a golf simulator, a central room and a third room with space for a pool table.

The gated gravel driveway offers generous parking for a large number of vehicles.

The property is situated on the rural fringes of the popular Hampshire village of Hook which offers a range of shops and supermarkets for every day needs and has a selection of restaurants and public houses.

Reading, Fleet and Basingstoke are within easy reach, and there is access to the M3 Motorway at Junction 5 as well as the M4 at Reading. There is a mainline station in Hook with regular links to Waterloo in under an hour.

Local private schools of note in the area include Wellesley Prep, St, Neot's Prep, Lord Wandsworth, Wellington Prep, Wellington College as well as popular state schools such as Hook infants and Junior and Robert Mays Secondary School in nearby Odiham.







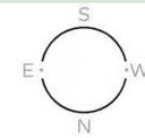








Approximate Floor Area = 439.3 sq m / 4729 sq ft
 Basement = 19.3 sq m / 208 sq ft
 Outbidding(s) = 168.3 sq m / 1811 sq ft (Including Garage)
 Total = 626.9 sq m / 6748 sq ft



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