

PARK HOUSE

Magazine 



THE
COUNTRY
HOUSE
DEPT.





PARK *House*

Pickaxe Lane, South Warnborough, Hook, Hampshire, RG29 1SB



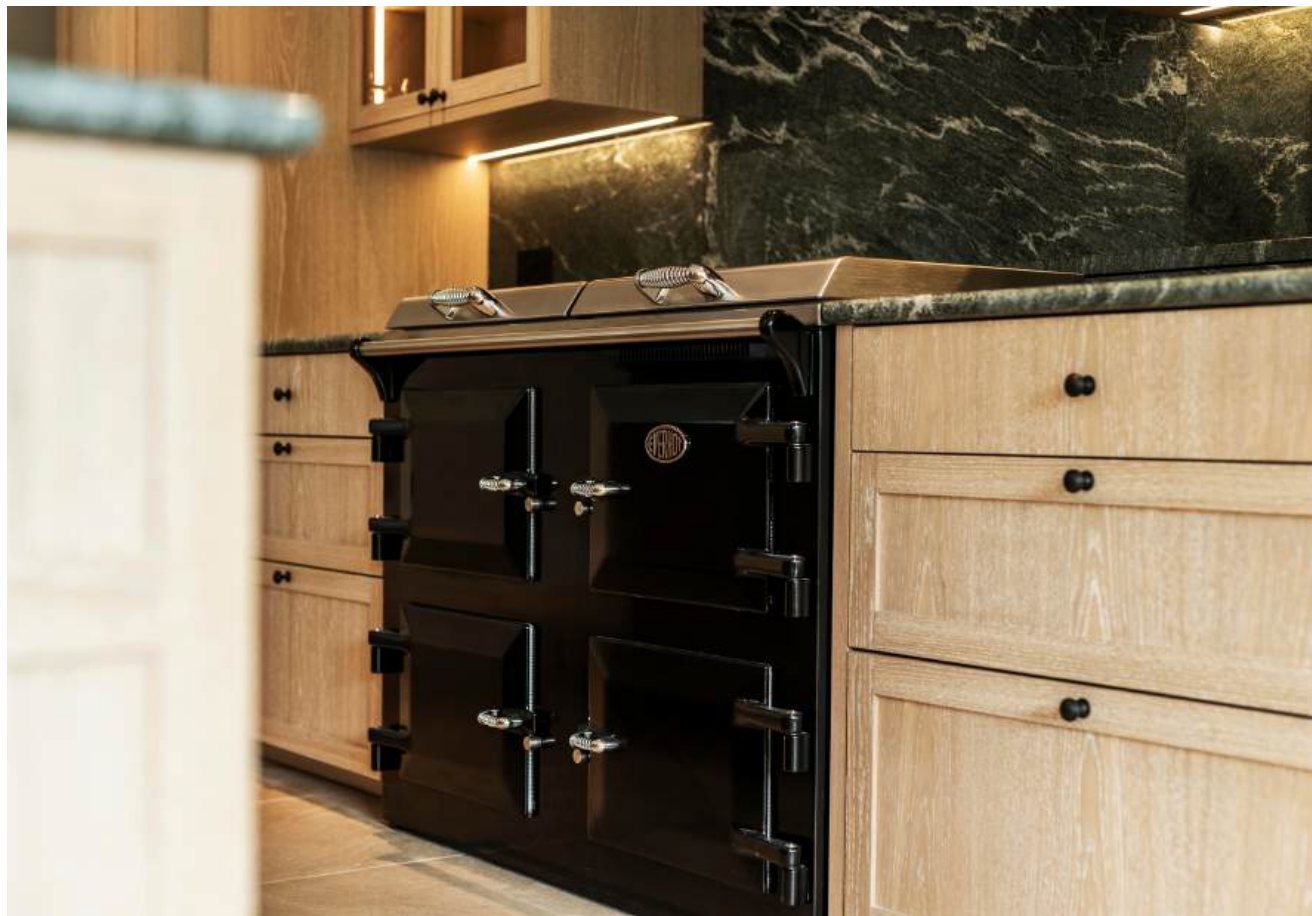
Park House was completed in 2025 and showcases the beauty and elegance of the Hampshire Vernacular, architecturally, in a traditional Georgian style. It was designed by Finchatton and Fowler Architecture and Planning. The property extends to about 22 acres of landscaped garden and pasture, the latter ringfencing the home on two sides. The house and gardens are nestled within the rolling Hampshire countryside, with westerly views out towards Upton Grey and Herriard Park.

Park House was built under Hart District Council 24/01068/AMCON, to create a spectacular and impressive family home over three floors. There are both formal-entertaining and family-orientated rooms on the ground floor with seven bedrooms (five of which have ensuite bath or shower rooms) across the first and second floors. There is an integral garage linked to the main house. In addition, there is a stand-alone garage and storage building.

PLANNING PERMISSION

Planning has also been approved for Park House Cottage, a detached four-bedroom house. The configuration is flexible either as a four-bedroom house, a party barn, car storage or even an indoor swimming or sports space. In addition, planning permission has been granted for a tennis court within the grounds under Hart District Council 24/01853/FUL.







THE FINER *Details*

Bedrooms

7

Reception Rooms

6

Bath/Shower Rooms

6

Garaging and Outbuildings

Planning permission for a Tennis Court

Acreage

22

What3Words

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Co-Ordinates

51°11'34"N , 000°58'12"W

Services

Mains water and electricity

Private sewerage treatment plant

Air Source heat pump for central heating and hot water

Three phase electricity and two car charging points to each garage

EPC

Band C

Council Tax

TBC

Local Authority

Hart District Council



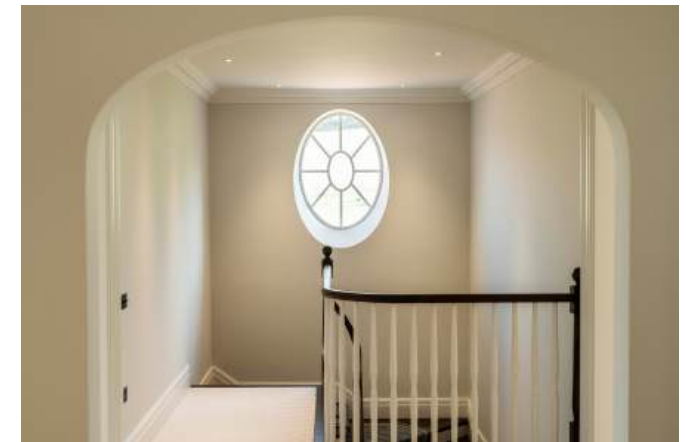








ABOUT THIS *Area*



Park House is situated at the end of a no through country lane. It is part of a small hamlet located equidistant from both Odiham (to the north) and Alton (to the south). Both are Georgian market towns and both are about 5 miles from the property. Odiham provides a good range of everyday amenities including a supermarket, post office, GP surgery, dentist as well as a selection of shops, pubs, and restaurants. The larger towns of Winchester, Basingstoke, Petersfield and Farnham offer wider retail and leisure options as well as educational facilities.

The area is well served by a number of highly regarded state and independent schools including Lord Wandsworth College, Robert Mays, Bedales & Bedales Prep, Frensham Heights, Churcher's College, Winchester College, St Swithun's, Twyford, Pilgrims, Alton College, Edgeborough, Yateley Manor, Cheam, Wellesely Prep School, St Neot's, RGS, Wellington College, Winchester College, Eton College and Charterhouse.

For commuters, mainline rail services to London Waterloo are available from Winchfield and Basingstoke. The M3 (Junction 5) offers access to London, the South Coast, and airports at Heathrow, Gatwick, and Southampton.



















POINTS OF *Interest*



Towns and Cities

Alton 5 miles

Odiham: 5 miles

London (Hyde Park): 50 miles

Pubs & Restaurants

The Chequers Inn, Well

The Hoddington Arms, Upton Grey

Bel and The Dragon, Odiham

Train Stations

Basingstoke 11 miles

London Waterloo from 44 minutes

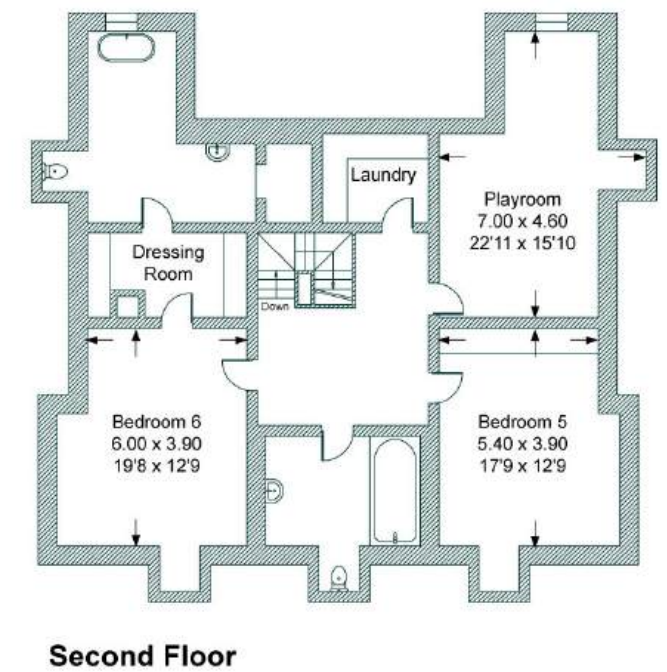
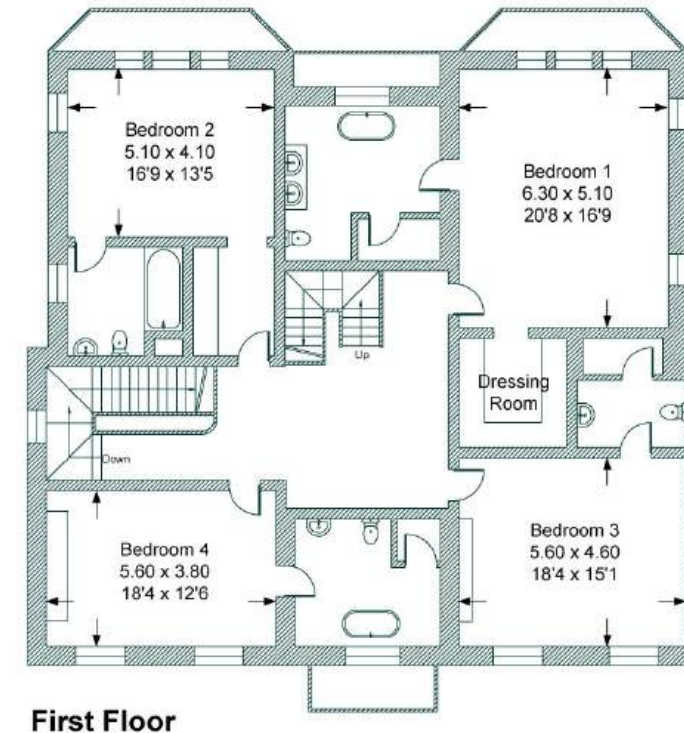
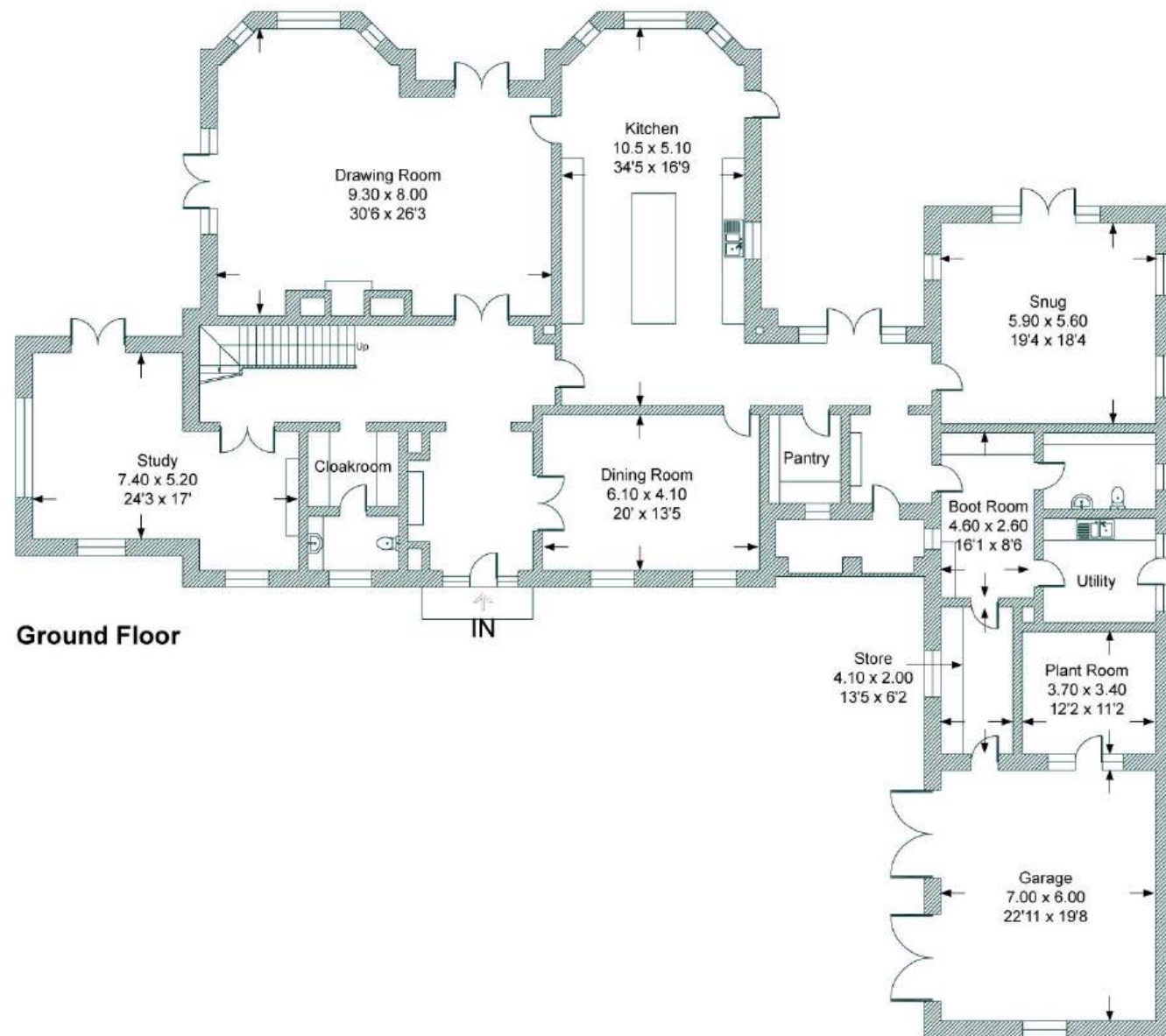
Airports

London Heathrow Airport: 36 miles



FLOORPLANS

Park House



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
Produced by The Country House Department Limited

Total - 746.6 sq m / 8,037 sq ft
House - 704.9 sq m / 7,588 sq ft | Garage - 41.7 sq m / 449 sq ft

AREA GUIDE

Hampshire 🗺️

The perfect blend of city, coast and country, blessed with the natural beauty of two National Parks and thriving culture, with history and heritage at its heart. Discover exciting events throughout the year from arts, culture, festivals, music, sports and much more. In Hampshire, you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most beautiful properties that this county has to offer. The county spans the Solent and includes the New Forest and part of The South Downs National Park. Stunning countryside meets the sea with a host of places to visit, like the historic cities Winchester and Portsmouth.

Walking - The Three Castles Path

This famous and picturesque walk links Winchester to Odiham to Windsor. There is a book about this walk, based upon the 13th Century journeys of King John at the time of Magna Carta.

Eating Out - Pulpo Negro, Alresford

With a vision of serving cuisine from all corners of the Spanish peninsula, using the finest Spanish and British ingredients, prepared with love, cooked with passion and served with confidence. It has had a Michelin bib gourmand (high-quality food at moderate prices) since 2014.

Event - The Grange Festival

The Grange Festival is an arts charity which presents an exceptionally dynamic programme of opera, dance, and concerts each summer. Held in one of the most celebrated neo-classical mansions in Britain, the Festival offers an awe-inspiring experience of beauty, connection and artistic excellence.

Day Out - Marwell Zoo

With plenty of outdoor space, and a whole host of animals and activities, Marwell Zoo is a great family day out in Hampshire.





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