

Stratfield Turgis, Hook Hampshire, RG27 0AR

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COUNTRY
HOUSE



ABOUT THIS HOUSE



arden Cottage lies on the Hampshire/Berkshire border in a rural setting surrounded by the Duke of Wellington's estate of Stratfield Saye. It is an attractive family home with its brick-and-flint exterior and an abundance of natural light, a spacious basement, useful secondary accommodation and a separate games room. Built in 2003 for the current owners, the house has been finished to an exceptionally high standard with a block-and-beam floor construction throughout and great attention to detail.



ABOUT THIS HOUSE



here is an impressive level of automation and technology built into the home that includes control of the lighting, electric curtains, Sonos music, security and gate systems. There is underfloor-heating throughout and bespoke oak joinery for the doors and central staircase. The drawing room has a concealed projector and screen, creating a surround sound cinema room. Off the kitchen is a south-facing loggia with overhead heating.











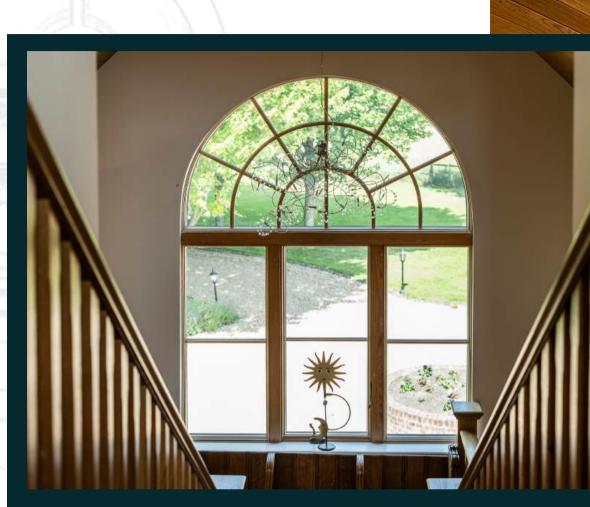












- 5 6 Bedrooms
- 3 4 Reception rooms
- 5- 6 Bath/Shower rooms

Garaging

Annexe

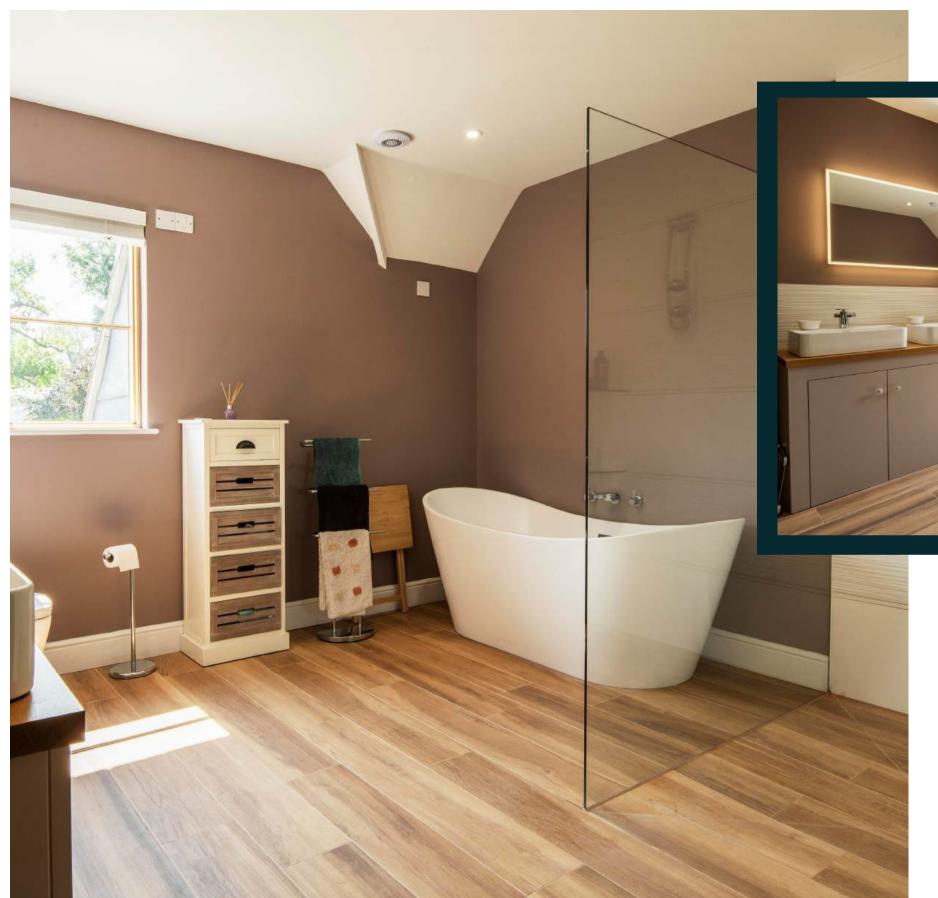
Games room

Size of Plot (Acres) 1.25





THE FINER DETAILS



SERVICES

Mains water and 3-phase electricity. Private drainage (Klargester). Oil fired heating. Rainwater harvesting system providing grey water to WCs and garden irrigation EV charging point

EPC

Band E

COUNCIL TAX

House – H

Annexe - A

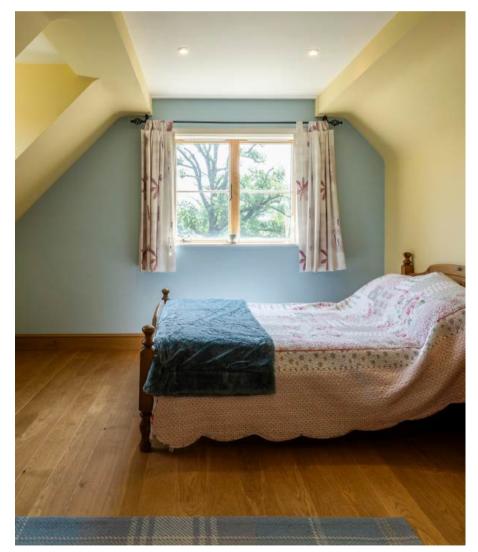
LOCAL AUTHORITY

Basingstoke & Deane









ANNEXE









ABOUT THIS AREA

he nearby village of Sherfield-on-Loddon provides excellent local facilities including a general store with a butchers, three public houses, hairdressers, coffee shop and post office. Within the neighbouring village of Rotherwick are two public houses and Tylney Hall Hotel & golf course. The Wellington Farm Shop, Heckfield Place Hotel, Highfield Park Hotel and The Four Seasons are all close by.

The regional centres of Basingstoke and Reading are within easy daily driving distance and provide extensive shopping and recreational facilities. The commute to London is either via The Elizabeth Line from Reading or to Waterloo from either Basingstoke or Hook.

There are good local state schools in Reading and a very good primary school in the neighbouring village of Rotherwick. Independent schools nearby include Wellesley House School (which lies adjacent to the property), Sherfield, Ludgrove, St Neots, Crosfields, Elstree, Cheam, The Abbey School, Wellington and Bradfield.



TOWNS & TRAIN STATIONS

Sherfield-on-Loddon 2 miles
M4 (Junction 11) 9 miles
M3 (Junction 6) 5 miles
Basingstoke 7 miles
(London Waterloo via Basingstoke Station from 44 minutes),
Reading 11 miles
(London Paddington from 23 minutes)

LOCAL

Four Horseshoes, Sherfield on Loddon Coach & Horses, Rotherwick White Hart, Sherfield on Loddon















FLOORPLAN





Total - 633 sq m / 6,813 sq ft | **House** - 465 sq m / 5,005 sq ft **Flat** - 45 sq m / 484 sq ft | **Garage** - **65** sq m / 700 sqf ft | **Outbuilding** - 58 sq m / 624 sqf ft

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AREA GUIDE

Hampshire

idden among Hampshire's rolling fields and leafy lanes, the villages of Stratfield Turgis, Sherfield on Loddon and Hook offer a peaceful blend of countryside charm and everyday convenience. With roots stretching back centuries, these communities are full of character, where cricket is still played on the green, pub lunches are a weekend staple, and walking boots are a must.

The area is ideal for those seeking outdoor leisure, local dining and a slower pace of life, all within easy reach of London and the South East. Whether you're exploring ancient paths or sampling seasonal fare in a gastropub, this corner of Hampshire quietly captures the essence of rural England.

WALKING Hook Common

A mix of heathland, woodland and wetland, Hook Common is perfect for nature walks and spotting local wildlife. Peaceful trails also wind through the fields of Stratfield Turgis and along the River Loddon.

EATING

The Wellington Arms

OUT

A beautifully restored inn offering farm-to-table dishes in a relaxed, rustic setting.

EVENT

Wellington Country Park Food & Craft Festival

A popular annual event featuring local produce, artisan food, handmade crafts, and family-friendly entertainment, all set in the scenic grounds of Wellington Country Park.

DAY OUT

The Vyne

Is a historic Tudor mansion near Basingstoke, once home to Henry VIII's Lord Chamberlain. Now cared for by the National Trust, it blends rich royal history with beautiful gardens and peaceful woodland walks.





