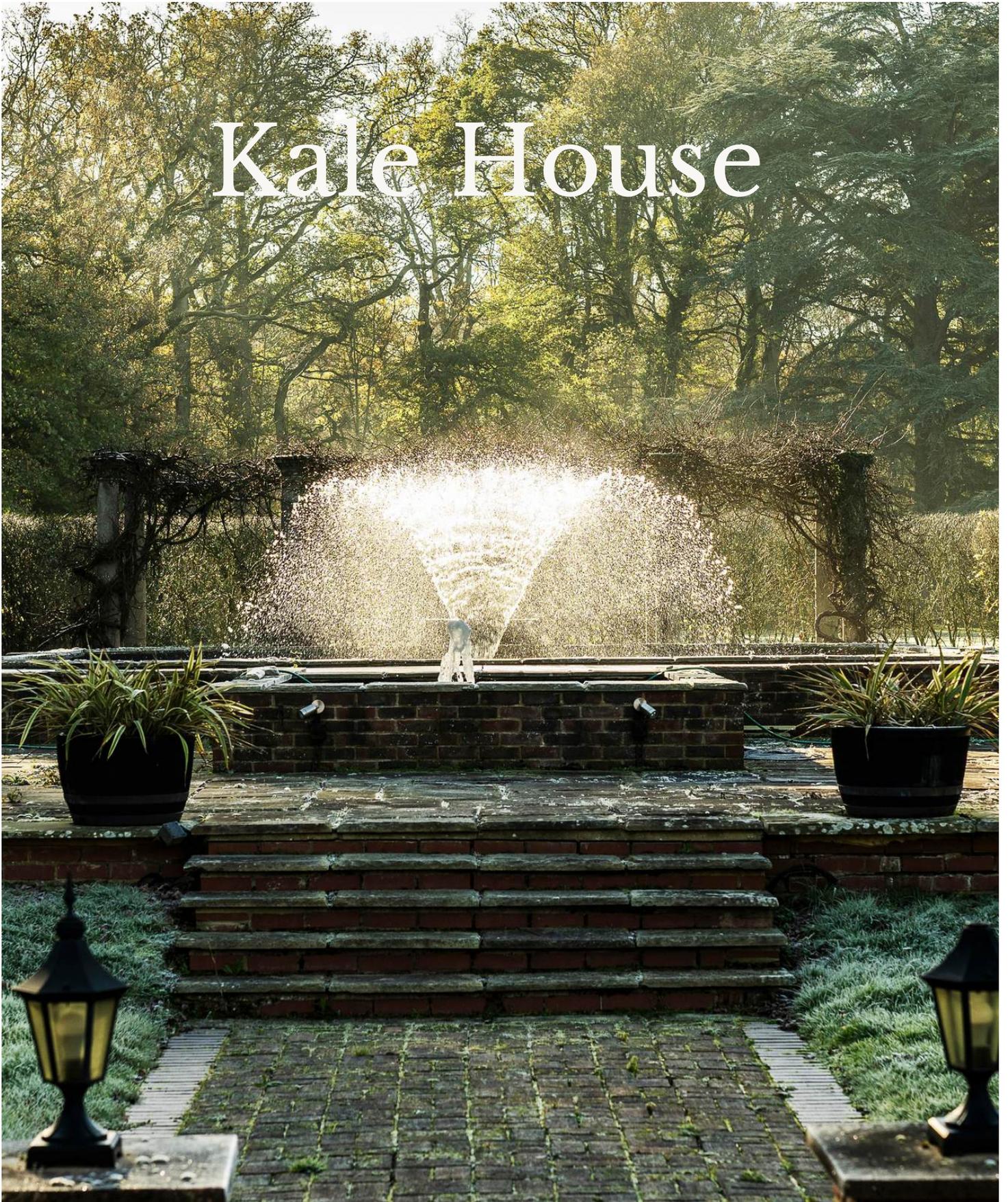


Kale House



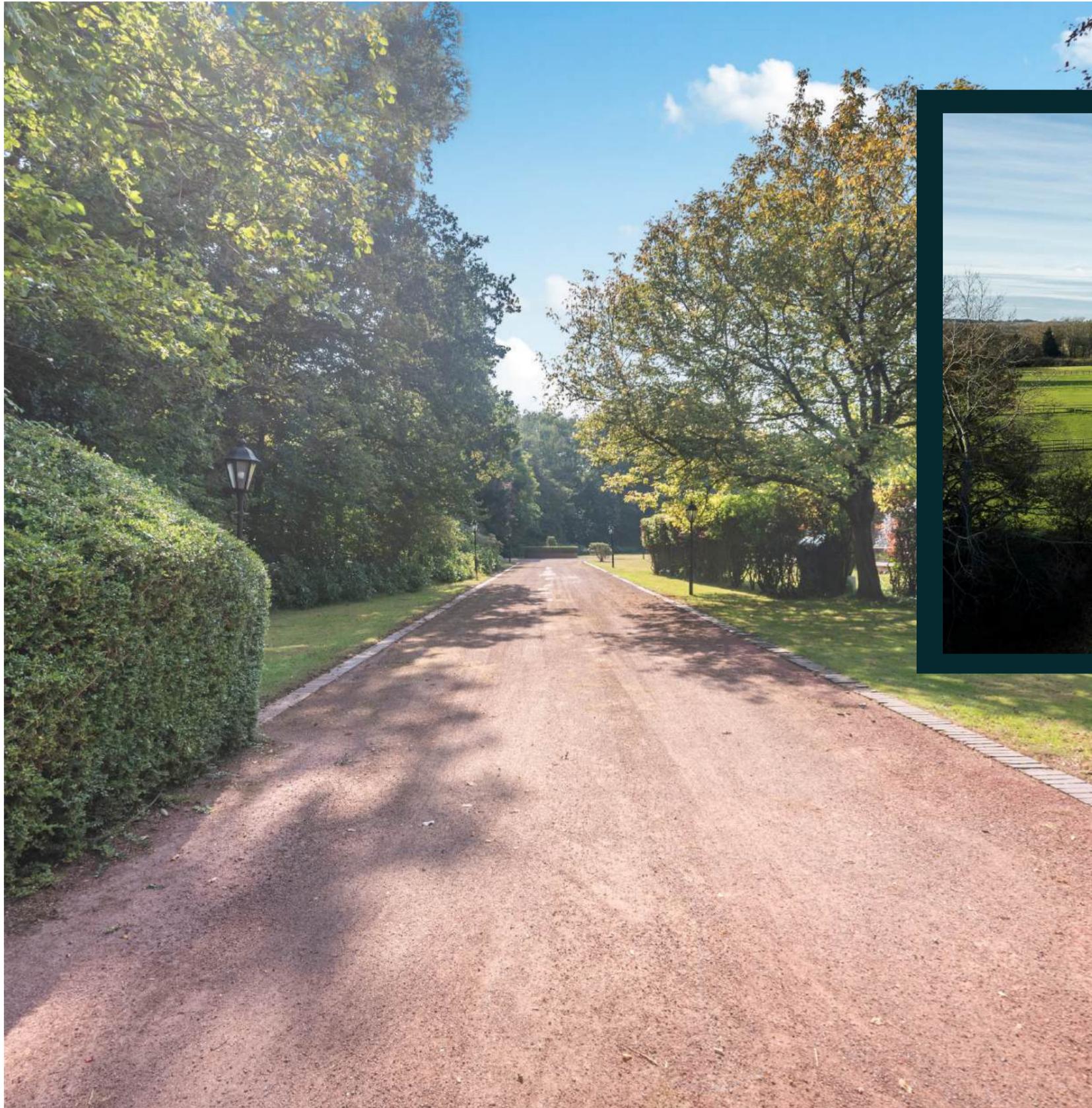
Reading Road, Mattingley
Hook, Hampshire, RG27 8JY

51°18'58"N , 000°56'54"W
what3words.com/voices.charts.solid

THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Kale House offers the most fantastic lifestyle for a family. In addition to the one-bedroom detached annexe (ideal for an au pair or groom), there is an indoor swimming pool, tennis court, expansive garden and grounds and a substantial equestrian setup with up to 9 loose boxes (one of which is a foaling box), outdoor school and 6 post and rail paddocks. The property extends to about 10.32 acres.



ABOUT THIS HOUSE



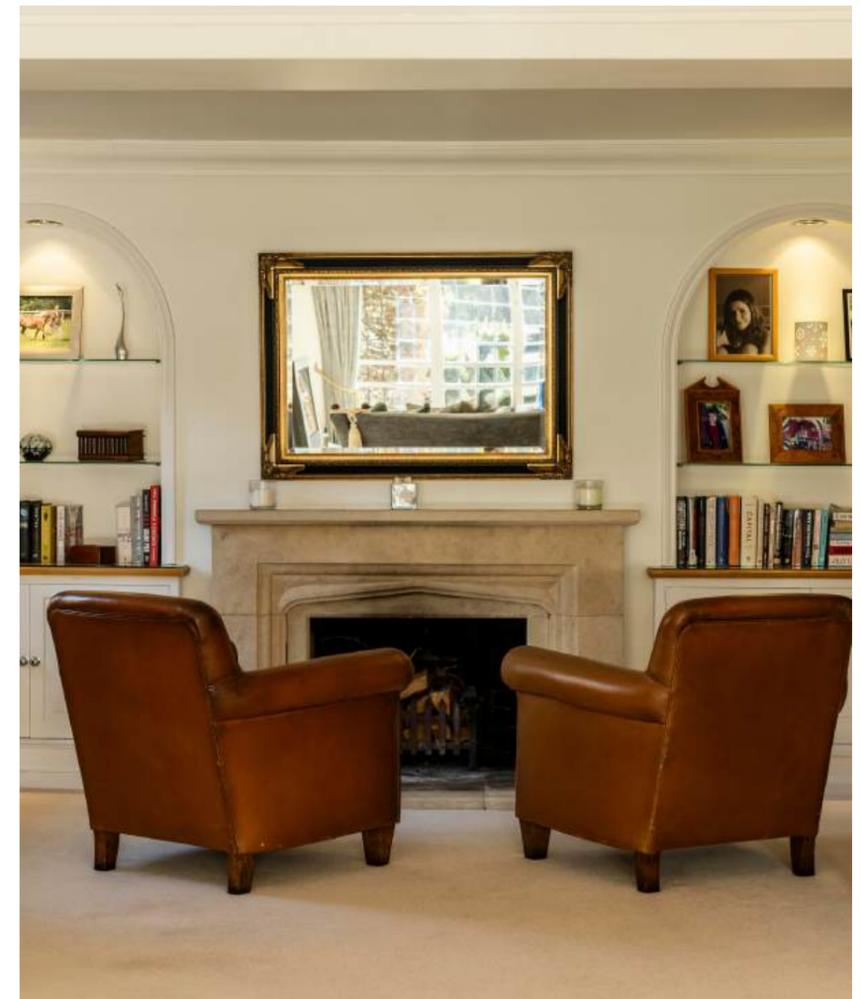
This attractive, five-bedroom Edwardian house dates back to about 1910 and is not Listed. It has an abundance of natural light, spacious rooms with high ceilings on both floors and plenty of built-in storage in all the bedrooms.

The kitchen has been designed and fitted out to an exceptionally high standard that includes a state-of-the-art, super smart, extra-wide 90cm Miele oven. The media room is also impressive, wired for surround sound, with Lutron lighting, electric blinds and a 1.6Gbps super, super fast datalink feeding the multi-functional media outputs and whole-house Wi-Fi. Overall, the house has been finished to an exceptionally high standard with great attention to detail.





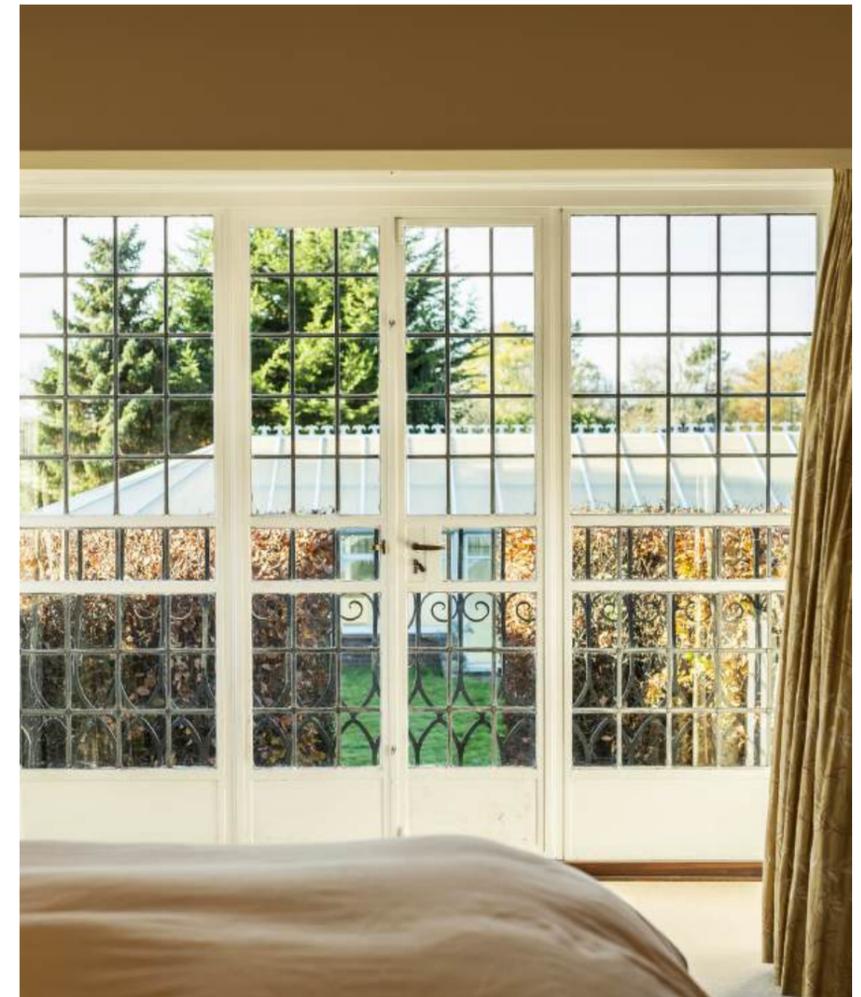






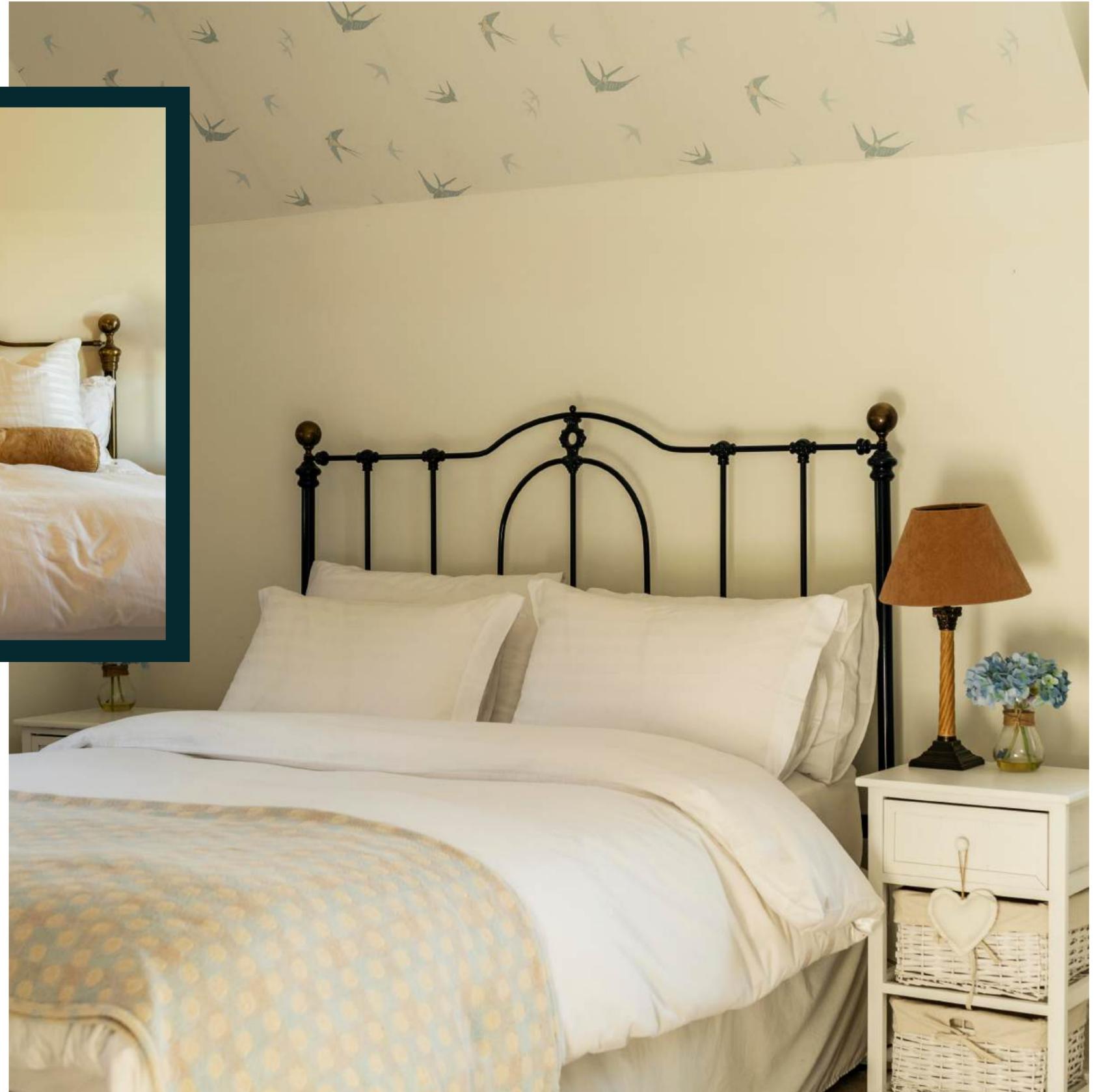
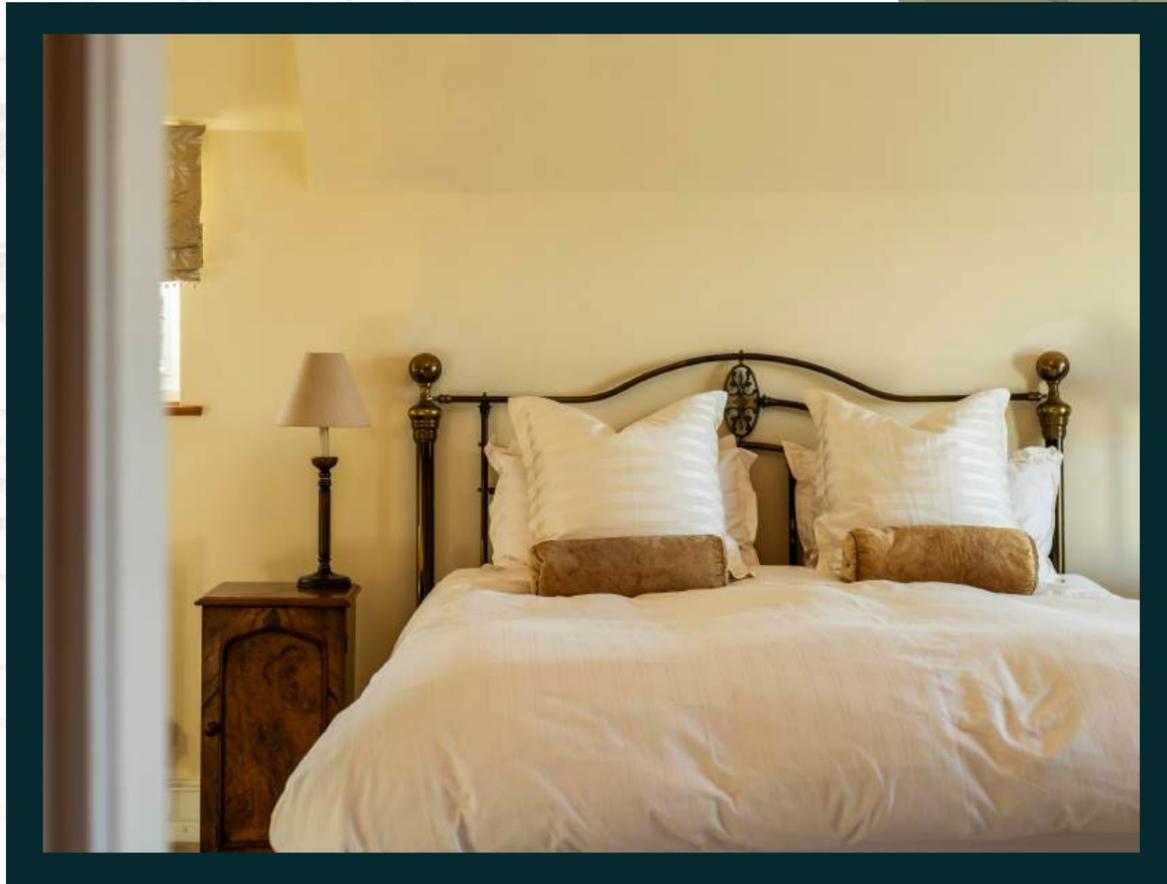








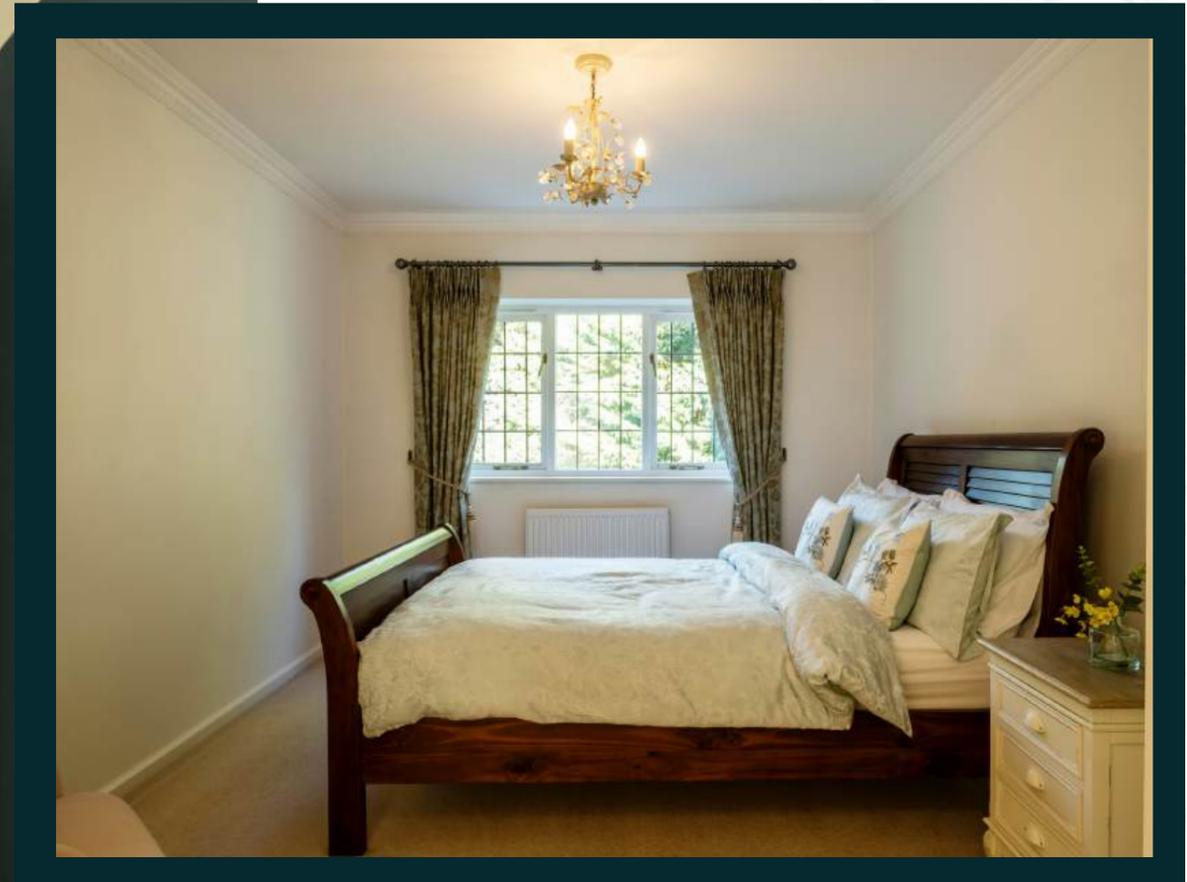
THE FINER DETAILS



- 5 Bedrooms
- 4 Reception rooms
- 3 Bath/Shower rooms
- Annexe
- Garaging
- Outbuildings
- 9 Stables
- Manège
- Indoor Pool
- Gym/hot tub/sauna
- Tennis Court
- 10.32 Acres



THE FINER DETAILS



SERVICES

Mains electricity (3-phase) and water
Some electric under-floor heating. CAT 5 wiring
Honeywell Comfort Home smart heating system throughout the home enables wireless control of each room for optimal energy efficiency and cost management
CCTV security system for the house and annex
Oil fired heating
Private drainage

EPC

Band D

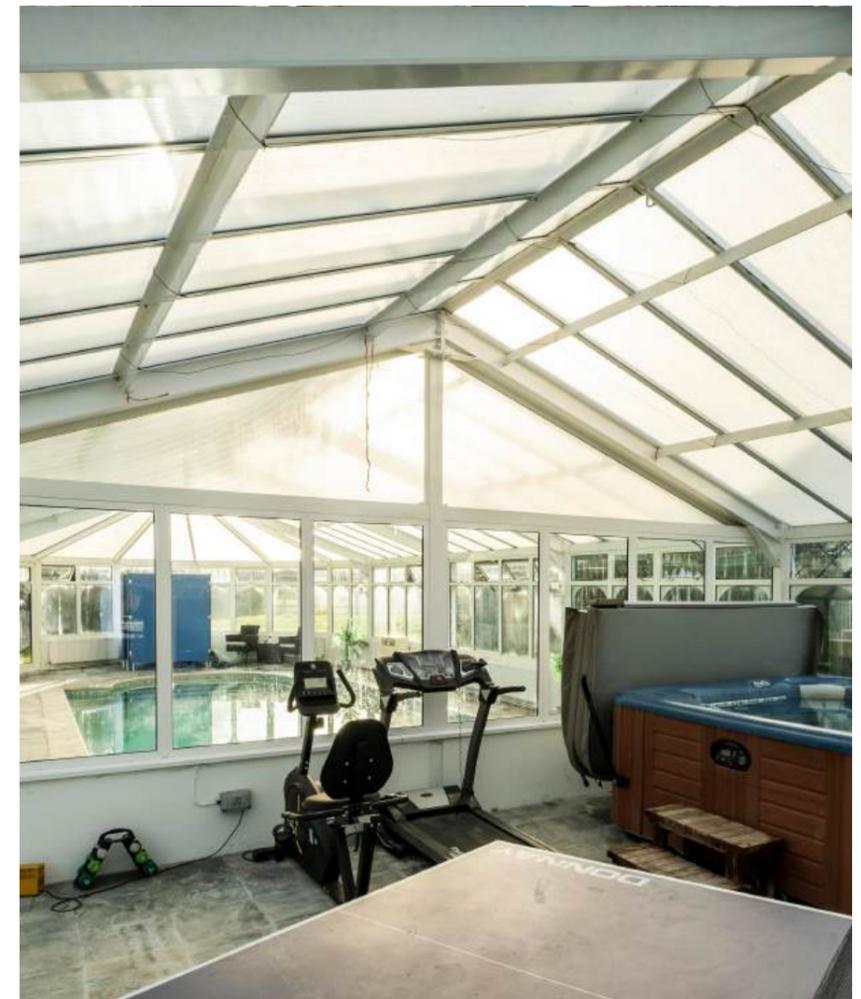
COUNCIL TAX

Band H

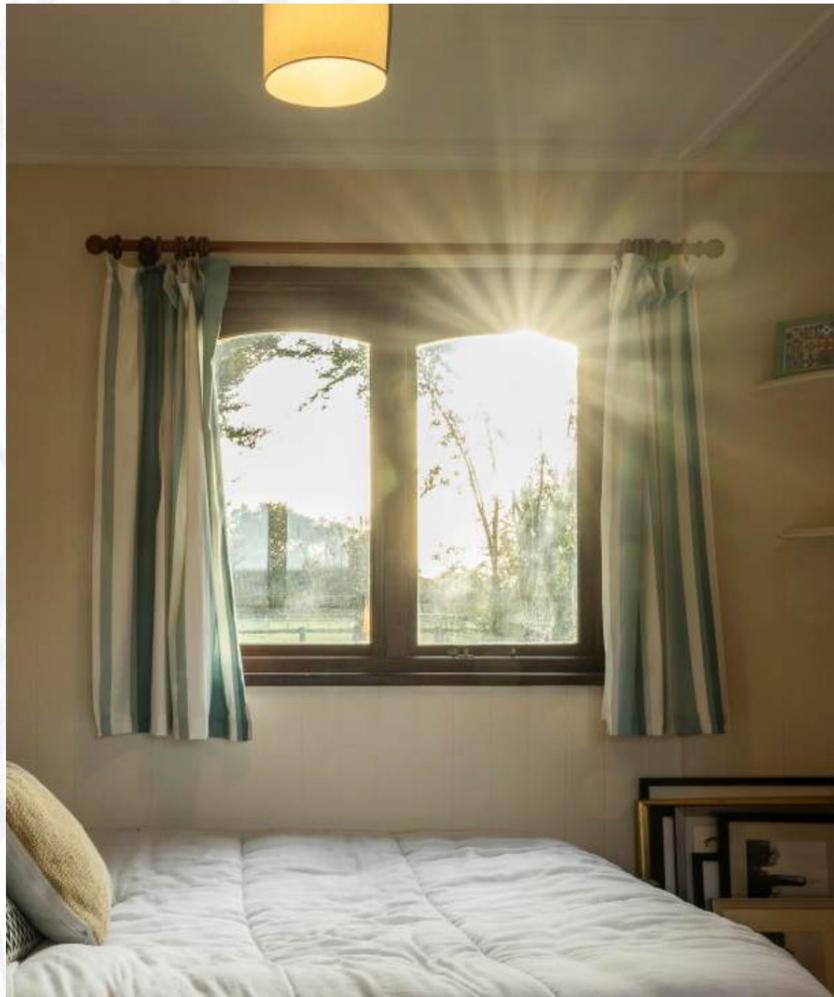
LOCAL AUTHORITY

Hart District Council









Annexe



ABOUT THIS AREA

Kale House lies on the edge of the popular village of Mattingley, which has a parish church, public house (The Leather Bottle), village green and pre-school nursery. Nearby, The Mutton at Hazeley Heath (about 2 miles)

has won Best Regional Pub in 2025 for two consecutive years. The neighbouring village of Rotherwick offers a primary school (Whitewater C of E, OFSTED Good), two pubs and Tylney Hall Hotel with golf course. Hartley Wintney (about 3 miles) is a charming town with antique shops, a village green, pond, golf club and several pubs and restaurants. Hook (about 2.5 miles) provides supermarkets, medical and dental practices, a post office and a main line station to London. Wellington Farm Shop, Newlyn, Heckfield Place, Highfield Park and The Four Seasons are all close by.

Basingstoke and Reading are within easy reach for extensive shopping and leisure. London is accessible via the Elizabeth Line from Reading or trains to Waterloo from Basingstoke or Hook. The M3 allows straightforward access to Heathrow (about 40 minutes to T5).

Alongside Rotherwick's primary school, local state schools in Reading are well regarded. Independent schools nearby include Wellesley House, Sherfield, Ludgrove, St Neots, Crosfields, Elstree, Cheam, The Abbey, Wellington and Bradfield.

TOWNS & TRAIN STATIONS

Hartley Wintney 3 miles

M3 (Junction 6) 4 miles

M4 (Junction 11) 8 miles

Heathrow Airport 28 miles

Hook 2 miles

(London Waterloo via Hook from 54 minutes),

Basingstoke 9 miles

(London Waterloo via Basingstoke Station from 44 minutes),

Reading 12 miles

(London Paddington via Reading from 23 minutes)







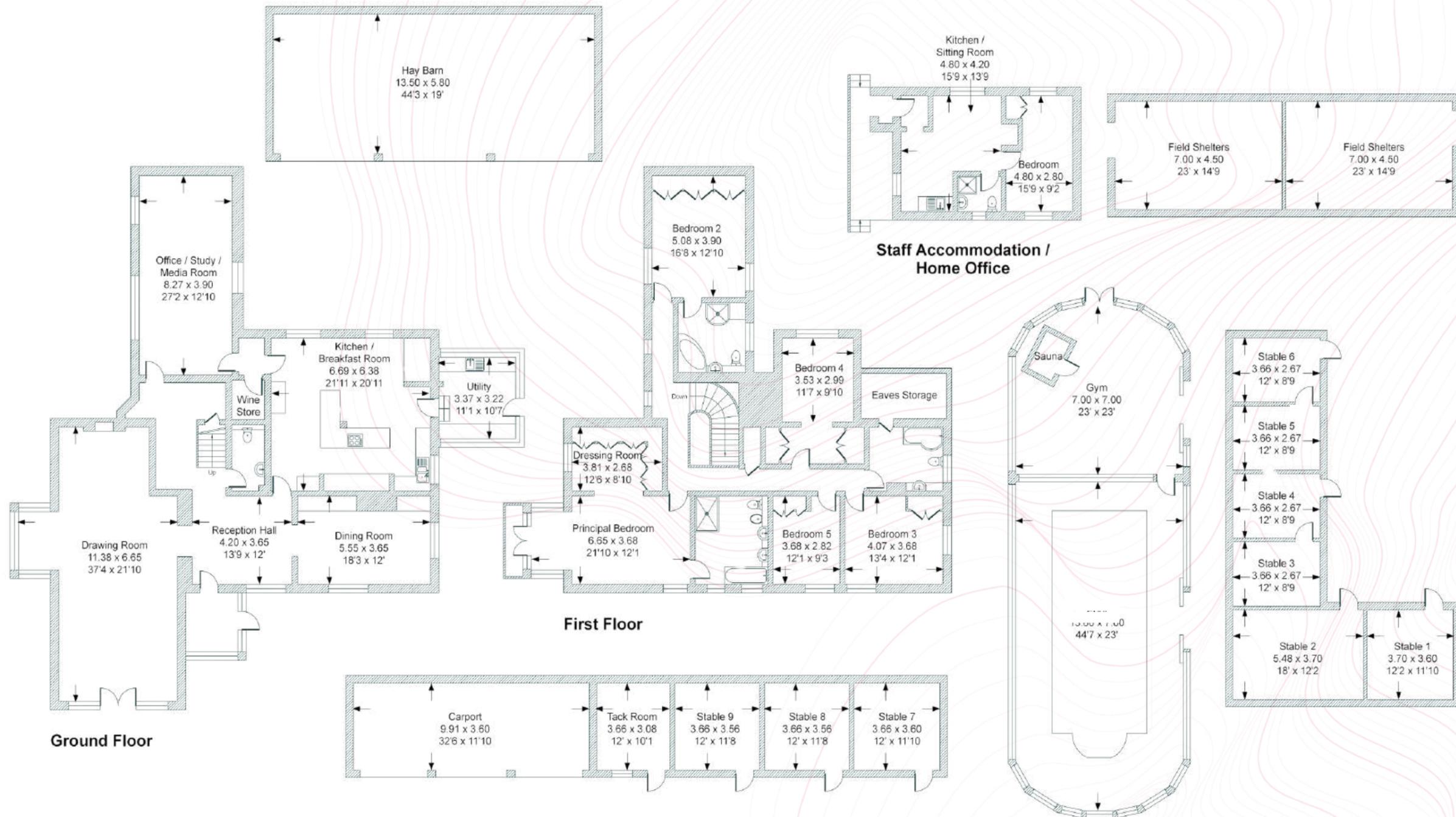








FLOORPLAN



Total - 853.8 sq m / 9,193 sq ft
House - 375 sq m / 4,035 sq ft | Outbuildings - 444.8 sq m / 4,789 sq ft | Staff Accommodation - 34 sq m / 369 sq ft

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken November 2025. Particulars prepared in November 2025.

AREA GUIDE

Hampshire

Hidden 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 OUT The Wellington Arms

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.





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03332 340 901

info@thecountryhousedepartment.com
thecountryhousedepartment.com