



Hookers Place

BENTWORTH | ALTON | HAMPSHIRE | GU34 5RB

Wilson | Hill

Main Bedroom with En Suite Bath/Shower Room | Walk in Dressing Cupboard | 3 Further Double Bedrooms | Jack & Jill Shower Room | Separate Washroom with WC
Drawing Room | Sitting Room | Family Room | Kitchen/Breakfast Room | Larder | Utility Room | Rear Hall | Cloakroom | Double Garage | Workshop/Garden Store | Tennis Court
Sheds | Well stocked English Country Garden of about 1 acre (0.4 ha) | Planning Consent to Extend | Within the Village Conservation Area

Mileages: Alton 4.5 miles, Alresford 7.9 miles, Basingstoke 9.7 miles, Farnham 14.6 miles, Winchester 16.8 miles, London 54.1 miles
Stations at Alton or Basingstoke with scheduled services to London Waterloo. J6 M3 11.1 miles







I The Property

Hookers Place is a charming Grade II Listed house dating from the 17th Century with early 19th Century and 20th Century additions. The house has plenty of character from the period ancestry including many exposed timbers, several inglenook fireplaces and vaulted bedrooms on the first floor. The drawing room has lovely proportions and is adjacent to the dining room which is perfect for entertaining especially as this opens to the kitchen.

The sitting room is an ideal snug and links off the rear hall which is practical space for coming in from the garden or front drive. A large playroom/family room is well positioned at the back of the house interacting well with double doors opening onto the terrace and garden. Upstairs are four double bedrooms all with their own character and adjacent shower rooms or accessible washrooms.



The main bedroom has a walk in dressing cupboard off a generous en suite bath/shower room. Planning permission was granted (under EHDC reference 21602/004 & 21602/005) for an extension over the garage providing additional bedroom space, this was locked in as work under that consent has been started but the first floor not completed. A subsequent planning consent to convert the garage into additional accommodation suitable for an annexe has also been granted under EHDC reference 21602/017. So there is scope to create a self contained suite or annexe if required.

I Location

Hookers Place is well positioned in the heart of the village within the conservation area and with a private garden mainly to the rear.

Bentworth is a particularly unspoilt and timeless country village community with a primary school, old church, village hall, cricket club and more extensive amenities are available nearby in Alton or further afield in Alresford or Basingstoke.



The extensive network of local lanes, footpaths and bridleways provide amazing country or woodland walks and cycling routes, ideal for any country/outdoor enthusiasts especially with the Woodland Trust enclosure at Home Farm nearby. The A31 is at Alton and provides good regional transport links between Guildford and Winchester. The M3 lies to the north at Basingstoke where there is also a fast commuter rail service to London Waterloo. There is a good choice of independent and state schools in the region including The Alton School, Bedales, St Swithun's, Lord Wandsworth College, Amery Hill or Eggars (Alton), Alton Sixth Form College and Peter Symonds at Winchester.





Outside

A short drive leads to a turning and parking area in front of the generous double garage. There is a useful garden store/workshop to the rear of the garage, a Greenhouse and couple of sheds in the garden.

The well stocked and landscaped garden is mainly to the rear. A lovely wide terrace runs along the back of the house and is a perfect area for outside dining or BBQ's. A large lawn extends away from the terrace

providing lovely space for children to free range and towards the rear of the garden is a discreetly located hard tennis court and vegetable garden. There are mature boundary hedges and several well stocked herbaceous borders providing seasonal colour and privacy as well as some lovely old trees. Overall a garden which any gardening enthusiast will enjoy or for children to safely explore. In all about 1 acre (0.4 ha).



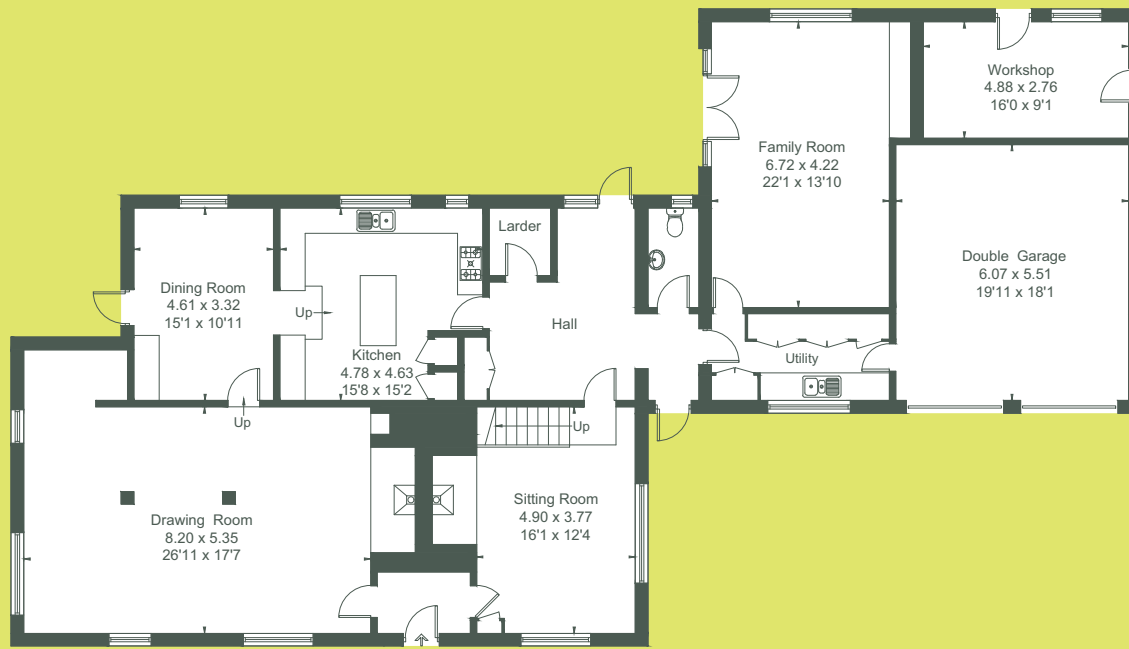
Approximate Area = 322.9 sq m / 3476 sq ft (Including Garage)

Workshop = 13.5 sq m / 145 sq ft

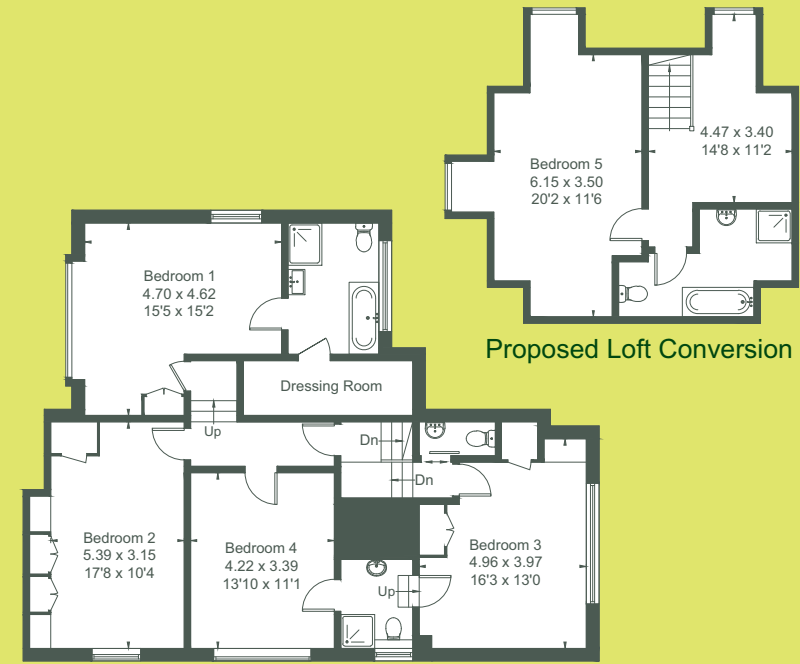
Proposed Loft Conversion = 44.8 sq m / 482 sq ft

Total = 381.2 sq m / 4103 sq ft

Including Limited Use Area (0.8 sq m / 9 sq ft)



Ground Floor



First Floor

Proposed Loft Conversion

I Directions to GU34 5RB

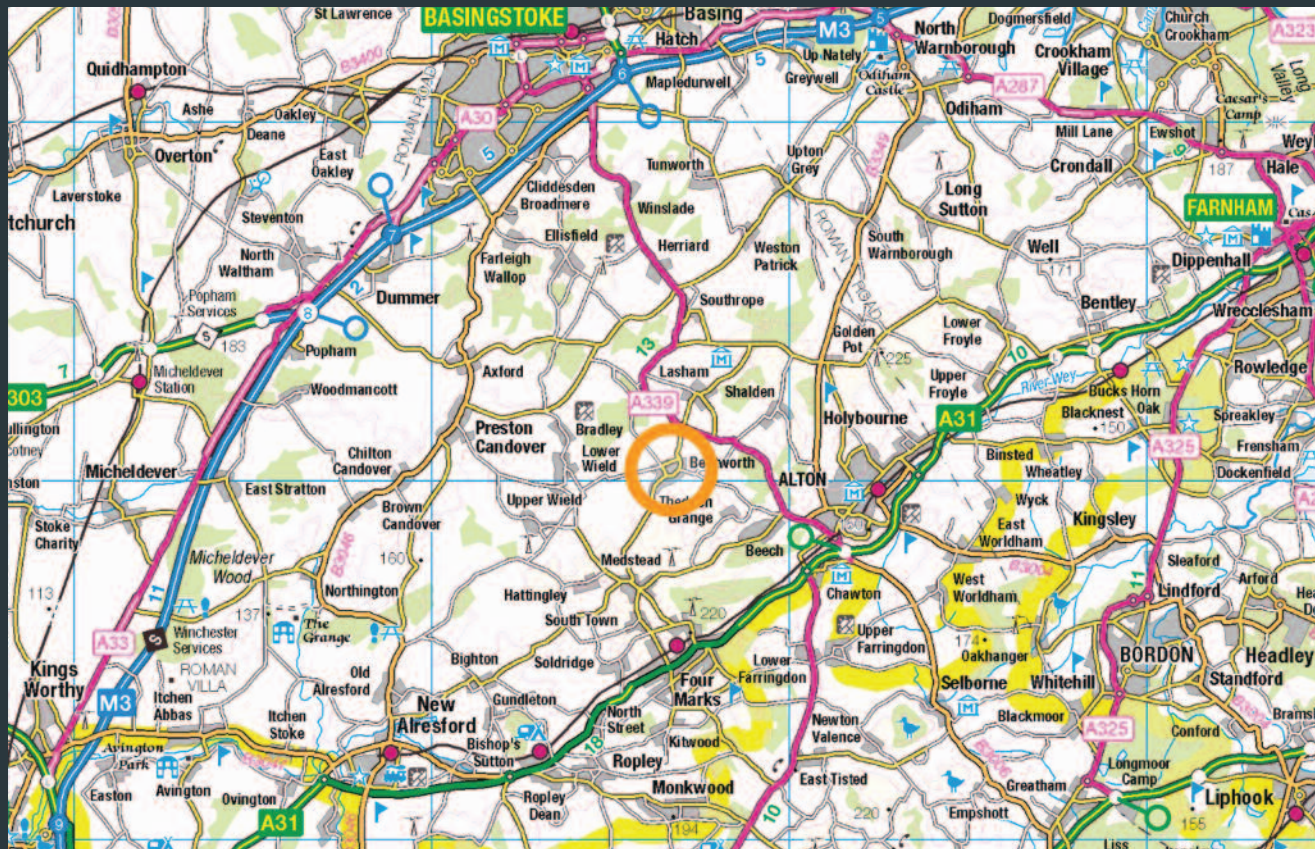
From Alton take the A339 north towards Basingstoke. After about 3 miles turn left to Bentworth. Follow this road all the way into the village and at the T junction, turn left into The Village Street. The entrance for Hookers Place will be found on your right (soon after the end of the brick wall set above the verge on your right), if you get the village centre mini roundabout you have gone too far.



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Viewing strictly by appointment



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Services: Mains electricity, metered mains water, oil fired heating and private drainage.

Council: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band G

EPC: Exempt as Listed Building.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and Photographs dated June & July 2022.

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