



Kale House,  
Mattingley, Hampshire

For the finer things in property.

**STRUTT  
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# Kale House, Reading Road, Mattingley, Hampshire RG27 8JY

A handsome, very well appointed rural residence with equestrian facilities, leisure complex, landscaped gardens and paddocks, all in over 10 acres.

Hook train station 2.8 miles (London Waterloo 55 minutes), Hartley Wintney 2.8 miles, M3 (Jct 5) 3.5 miles, Odiham 5.5 miles, M4 (Jct 11) 7.8 miles, Basingstoke 9.4 miles (London Waterloo 43 minutes), Reading 10.8 miles, Heathrow airport 34.7 miles

Reception hall | Drawing room | Dining room  
Home office/media room | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with en-suite bathroom, dressing room and terrace | 4 Further double bedrooms, 1 en suite | Family bathroom | Detached staff accommodation | Indoor pool and gym complex  
Tennis Court | Field shelters | 2 Stable blocks  
Manege | Car port | Gardens | Paddocks | About 10 acres | EPC rating D

## The property

Kale House is approached through automated wrought iron gates and down a long driveway and becomes visible as one nears the house. This compelling lifestyle, with fine views across its level land, has at its heart, a country home of more than 4,000 sq. ft, a well established equestrian facility and an indoor pool and gymnasium complex. The wide-ranging outbuildings which include detached staff accommodation, extensive stabling, tack room, feed shed, hay barns, and in the post and rail fenced paddocks, field shelters, are all complemented by covered bays for cars and other vehicles. The paddocks are served by an automated water supply and are post-and-rail fenced. Superfast broadband ensures

easy 'working from home' options and the 'Smart' heating system provides efficiency further supported by recently installed wooden casement double glazed window units.

A welcoming and light reception hall introduces the principal reception areas including a generously proportioned drawing room with bay alcove and French doors to the garden; a formal dining room perfectly suited for entertaining and a versatile home office/media or playroom with electronic blinds and Lutron Homeworks lighting system. With sleek, contemporary cabinetry, the kitchen/breakfast room offers a state-of-the-art convivial hub, featuring Miele integrated appliances which includes a supersize 90 cms wide oven, combination oven, steam oven, induction hob, coffee machine and warming drawers, and practical stone worksurfaces and an impressive island unit with breakfast bar setting. Ancillary space is provided by a practical utility and boot room with a door to the outside. There is also a wine store.

The air of calm sophistication continues on the first floor, which is reached via a curved oak staircase to a galleried landing. All of the five double bedrooms have fitted wardrobe storage. The principal bedroom offers a luxurious retreat with well-fitted dressing room, a highly specified en-suite bathroom, and doors out to a terrace that enjoys far reaching views across the paddocks and over the surrounding landscape beyond. There is a guest double bedroom suite with a bathroom and the three further double bedrooms are serviced by a family bathroom.

## Outside

The gardens and grounds at Kale House are extensive with striking landscaping creating various enclaves from which to enjoy the private environment in which Kale House so comfortably sits. Manicured hedging define pockets of privacy and enclosure to form 'outdoor rooms,' with a splendid paved and tiered formal garden with a raised koi carp stocked pond and fountain as the centrepiece.



There are expanses of lawn, attractively planted flower beds, specimen and mature trees and with the far-reaching views of the surrounding terrain, a sense of exclusivity away 'from the madding crowd'. The oval, glazed leisure complex comprises an indoor pool, adjoining gymnasium with hot tub and sauna, and the property also benefits from a hard tennis court. Equestrian enthusiasts are well catered for as there are 9 loose boxes, a tack room, hay barn, and additional barn for machinery and general storage, feed shed and post-and-rail fenced paddocks with automatic water supply, and 3 field shelters. There is also a three-bay car port and detached staff accommodation comprising sitting room/kitchen, bedroom, and shower room.

### Location

The property is positioned on the south western fringes of Mattingley, with local amenities including a parish church, a public house, a village green and a pre-school nursery. Nearby Rotherwick has a well-regarded primary school and Tylney Park Golf Club, whilst Hartley Wintney is just 2 miles distant offering additional, more expansive facilities and a golf club. Hook offers a good range of shopping facilities, including a Tesco and Sainsburys supermarkets, medical and dental surgeries, a post office and eateries. Commuters can access train services to London from Hook, Winchfield or, for a fast travel time, Basingstoke. Road users are able to link to the A30, A33, Junction 5 of the M3 motorway and Junction 11 of the M4. Independent schools in the vicinity include Lord Wandsworth College, Sherfield, St Neots and Wellesley Schools. Heckfield Place and its renowned Skye Gyngell inspired restaurant the Hearth, and The Four Seasons Hotel and Spa both have membership opportunities, are conveniently close. Notable pub/restaurants in the vicinity include The Leather Bottle, The New Inn, Heckfield, both moments away, and The Mutton at Hazeley Heath.



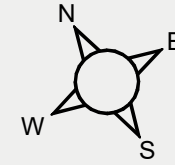






Floorplans

Main House internal area 4,035 sq ft (375 sq m)  
 Carport internal area 390 sq ft (36 sq m)  
 Outbuildings internal area 4,399 sq ft (409 sq m)  
 Staff accommodation internal area 369 sq ft (34 sq m)  
 Balcony external area = 24 sq ft (2 sq m)  
 Total Internal area 9,193 sq ft (854 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

From the M3, exit at Junction 5 and join the B3349. Remain on the B3349 for approximately 3.5 miles and the property will be found on the left after The Leather Bottle Public House and the turning to Diple, both on the right.

## General

**Local Authority:** Hart District Council

**Services:** Mains electricity, water and drainage.  
Oil fired heating.

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £3,000,000

## Odiham

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