

THE MODERN HOUSE



*Hampshire
Sold*

Heckfield

Situated on the River Whitewater and surrounded by meadows and woodlands of approximately 15 acres close to the Hampshire/Berkshire border, this remarkable property, formerly part of the Wellington Estate of Stratfield Saye, comprises a five-bedroom 18th century corn mill and a contemporary four-bedroom barn with combined internal accommodation of over 7,000 sq ft.

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The Mill, an elegant four-storey building of around 4,430 sq ft, constructed in Hampshire brick and with a recently renewed Welsh slate roof, was converted by Peter Simor, Fellow of the Chartered Society of Designers, in the late 1960s and retains much of the essence of its early-industrial heritage. It is approached by a gated tree-lined driveway with parking space for several cars. A covered car port opens to a double ceramic-tiled hall with utility and shower room. A timbered hatch opens to steps down to the former mill race, which has been turned into an indoor glass mosaic-tiled swimming pool with exposed brick walls, tiled surround and Jacuzzi bath. There is a counter-current pump, currently winterised. Beyond is a glazed sauna room with access to the river. Solar panels in the roof provide hot water for the house and help to maintain swimming pool temperatures.

An open-tread hardwood staircase leads to the first floor. On this level, off a central hallway, are two large double bedrooms, a smaller bedroom currently used as a study, and a family bathroom. On the left is a modern kitchen, and a large living room with exposed brick walls and sliding glass doors on to a large timber-decked terrace overlooking the Mill Pool and fields beyond. There is a wood-burning stove and built-in coffee table with glass top looking down to the swimming pool below.

On the second floor is a large reception of spectacular volume, used by the current owners for dining, and to hold concerts and parties. Double doors open to a master bedroom with coffered ceiling and a bay window with views of the river. The room has a sitting area, built-in wardrobes and an en-suite bathroom.

Rising through a stunning structure of original oak beams one reaches the upper level where two gallery areas with extensive views are linked by an open passage. Double doors lead to a large bedroom with en-suite bathroom. With the exception of this bedroom and its gallery which have maple floors, solid iroko or afrormosia hardwood is used throughout.

Both houses are equipped with burglar alarms. Video cameras and central recording equipment provides surveillance monitoring to the gates.

The Barn, converted in 2008 to a design by Robin Hadow and Partners Architects, replaces a former cowshed of the same footprint and of similar volume. Timber restoration and construction is by Peter McCurdy & Co., known for his work on Shakespeare's Globe Theatre in London. The design follows the classic local barn style of external black weatherboarding and slate roof.



*South-East England
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Entry is to a hall of travertine marble flooring, with access to a rear terrace and a guest WC. The arrangement splits accommodation into two family suites. To the left is a large double bedroom with dressing /study area, a smaller bedroom, a family bathroom and separate WC. To the right is a double bedroom, a small single, and a full width room currently used as a playroom, a family bathroom and a utility room with access to the terrace.

On the upper level there is a large open-plan kitchen/dining room, a spacious sitting room with wood burning stove, a large guest WC and separate utilities plant room. The principal rooms have vaulted ceilings with exposed oak beams, and steel balustrades along the glazed aspects, allowing french casement windows to be opened fully in warm weather. All floors are oak throughout; all windows double glazed.

The Barn is an independent unit set in its own grounds, with fruit trees, flagged terrace and flower garden. It has a separate gated entrance from Mill Lane. There is parking for several cars and a small toolshed.

A series of outbuildings, previously forming a working small-holding, contains a studio/workshop, pottery with kilns, a table tennis loggia, two storeroom/tool sheds and a greenhouse. These form the boundary for an enclosed fruit and vegetable garden with apple, plum and cherry trees, soft fruit bushes and roses.

The Mill grounds total approximately 15 acres with two lawned areas, paddock, approximately two acres of mixed woodland, and a long section of river bank, a portion of which carries fishing rights. A steel and timber bridge spans the river, leading to a meadow of approximately ten acres, surrounded by open farmland.

Heckfield is located in the Hart district of Hampshire, an area designated by the Halifax Quality of Life Survey 2017 as the best place to live in Britain. The Shoulder of Mutton and the Leather Bottle are two of the area's many good gastro pubs and finer dining is available at the excellent L'Ortolan. The Wellington Farm shop is around five minutes' drive and there are supermarkets at Eversley, Chineham, Hook and Reading Road.

There are many of excellent schools in the area with Eton, Wellington, Pangbourne, Radley, The Abbey Reading, International GEMs school and Daneshill all under an hour's drive.

Reading is approximately 20 minutes' drive with direct rail services into London Paddington taking around 26 minutes. Basingstoke takes around the same time and runs direct services to Clapham Junction and London Waterloo. The M3 and M4 are both six miles away. Crossrail is due to be operational by 2019/20 and will connect Reading to Heathrow, Liverpool Street, Bond Street and Canary Wharf.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.