



HOOK HOUSE HOTEL | HOOK


**Platinum
Homes**
BY BRIDGES



The Property

Built and designed in the 17th Century, Hook House Hotel is a charming Grade II listed residence set within two acres of mature and established grounds.

The property presents a wealth of accommodation allowing for a variety of uses. The main entrance opens onto an impressive reception hall that is further linked to all the main reception rooms including a meeting room, office, breakfast room, commercial kitchen and the Georgian Room which can be subdivided into a dining room and sitting room for up to fifty people. There are also four bedrooms to the ground floor, all of which are of generous proportions and benefit from en suites. Two of these are currently occupied privately with the other two let out commercially. A turning staircase leads to the first floor where you will find six bedrooms, all with high ceilings and en suite facilities. To the second floor, there are an additional seven bedrooms all of which benefit from en suite shower rooms. The rooms are well proportioned which, in combination with impressive ceiling heights and numerous full length windows, maximise natural light throughout.

The current owners have owned the property since 2016 and local council records show that the previous owner had planning permission to change the use to care homes (C2). There is also lapsed planning permission to change the use into a residential single dwelling (C3).

Outside

Outside there is a substantial marquee used for functions and weddings with seating for up to one hundred and forty persons, a cold store and a laundry room as well as three wooden stores.

Mature grounds surround this exquisite property with plenty of parking available at the front and overflow parking beside the front lawn.

The property is approached via a long sweeping driveway, of which it owns, with the neighbouring properties The Coach House and The Stables having access over.



Features

- Seventeen Bedrooms
- Grade II Listed
- Five Reception Rooms
- Two Acres of Mature Grounds
- Outbuildings
- Excellent Schools Nearby
- Great Rail Links to London
Waterloo
- EPC : C (53)
- Council Tax Band : TBC

Contact

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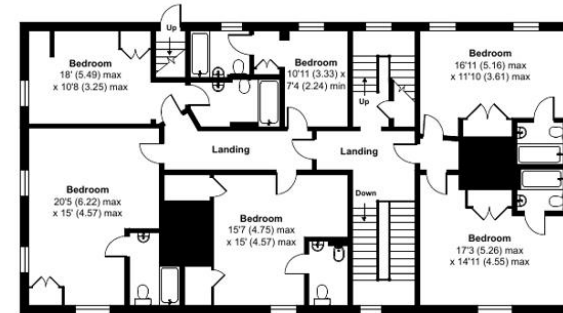
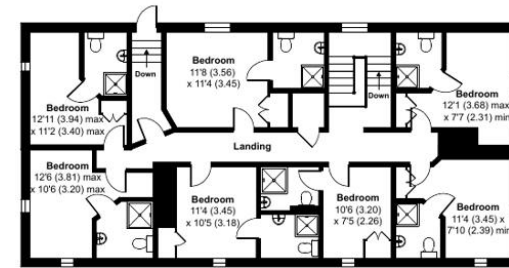
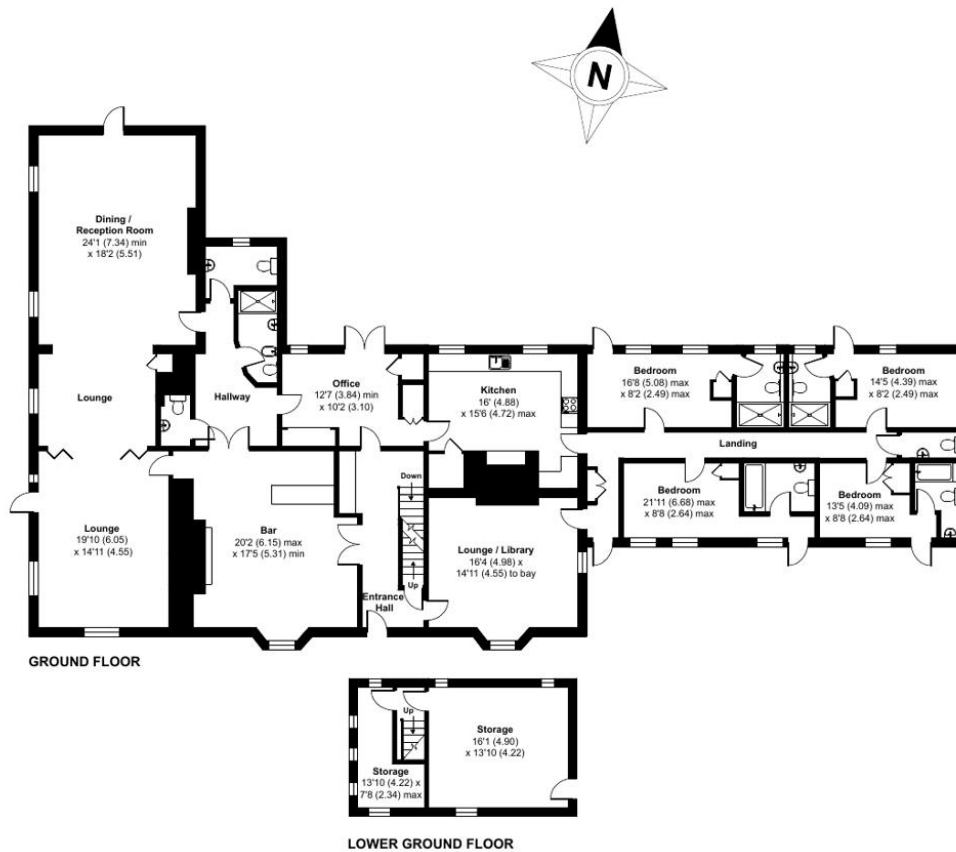

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London Road, Hook, Hampshire, RG27

Approximate Area = 7203 sq ft / 669.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477

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