



HACKWOOD PARK

HAMPSHIRE



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*Central London 52 miles, Winchester 20 miles, Farnborough Airport 17 miles,
Gatwick Airport 60 miles, Heathrow Airport 38 miles, London Waterloo Station from 50 minutes
(All distances and times are approximate)*

“AN HISTORIC COUNTRY SEAT”

Grade II* Listed Mansion House
Grade II Listed Stables and Coach House
4 Estate Cottages
Deer park
Parkland & Pasture
Grade I Listed Ancient Woodland
About 260 acres (106.5 hectares)



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Your attention is drawn to the Important
Notice on the last page of the text.



HISTORY

This historic estate tells the story of the history of England; through its incarnation from Royal deer park, to hunting lodge, to grand aristocratic residence welcoming great political characters. It certainly has been touched by greatness throughout its many years.

The origins of the Hackwood estate can be traced back to the 13th century when Henry de Braeboef was given license by the King to enclose his wood at "Hagwoed" with its valuable deer and timber stock. By 1280 the deer park at Hagwood had been created and gifted to William de Braeboef, most likely to protect the deer imported by the Normans from the native species. It is suggested that the name derives from the Saxon word for Hawthorn 'Hacga' of which there are numerous examples at Hackwood.

Hackwood is thought to have been gifted by King Henry VIII to Sir William Paulet, the first Marquis of Winchester in the 16th century. He is credited with building the first lodge at Hackwood which enjoyed 100 years of Royal patronage under the ownership of successive Marquis' of Winchester until the civil war in 1641. Following the longest siege in English history, the Marquis of Winchester's palatial seat at Basing castle fell to Oliver Cromwell. When Charles II returned the lands back to the then 6th Marquis of Winchester (later to become the Duke of Bolton) the Marquis chose to build his house on his hunting estate at Hackwood. Many features seen today

date back to this time including the impressive parkland and avenues laid out in the French style to provide views from the house to the surrounding countryside.

Successive Dukes of Bolton lavished attention and riches on Hackwood House, providing many of the glorious features recently restored, of note is the lead equestrian statue of George I presented by the monarch on a visit to Hackwood in 1722 and now visible at the north of the house. Following the death of the sixth Duke without an heir, the Dukedom of Bolton became extinct. The title and estates passed to his daughter and her husband Thomas Orde, elevated to Baron Bolton by George III in 1797. Over the next 50 years the first and second Lord Bolton would create the house in the image we see today, commissioning Lewis Wyatt (nephew of the famous James Wyatt) to significantly increase the size of the house, creating the giant ionic tetra style portico to the front facade and freestanding portico to the south.

The Boltons left Hackwood in 1850, making way for a line of noteworthy tenants including: Lord Westbury, the Attorney General and Chancellor of the Exchequer; Charles Hoare, co-founder of the famous bank; the Earl of Wilton and the Marquis Curzon, a retired Viceroy of India. Elizabeth, Queen of the Belgians occupied the east wing of the house after they were evicted

from their home in the First World War. In 1920 the King of the Belgians planted a tree on the East Lawn to commemorate the stay of his wife and family at the house.

After hundreds of years within the same family, Hackwood Estate was eventually bought by the first Lord Camrose in 1935. Lord Camrose spent significant sums renovating Hackwood House and entertained the rich and celebrated including regular guests Winston Churchill and Neville Chamberlain. During the First World War Lord Camrose gave the house over to the Royal Canadian Army Medical Corps for use as a military hospital, as was the case with many of the great homes in the country. John Seymore, the second Viscount Camrose, inherited the estate in 1954. He is credited with the modernisation of Hackwood and considerable replanting and repair work to the estate and Spring Wood following the storms of 1987 and 1990. It is understood that his widow, princess Aly Khan, mother to the present Aga Khan inherited the estate and continued to reside here until her death in 1997 when the Berry family decided to sell the house, estate and its contents. The present owner has undertaken considerable restoration and modernisation to the property achieving the delicate balance of beautiful historic building with modern palatial home.



Painting of Hackwood House by Sir Winston Churchill, 1938



SITUATION

Hackwood Park is discreetly located to the south of Basingstoke with enviable access to major transport routes. Stunning, uninterrupted views of the surrounding countryside are presented through exquisite landscaping and maintenance of the 260 acres attributed to Hackwood House. Much of the neighbouring land is given over to pasture, woodland and farmland.







EDUCATION

Many of the country's finest schools are located in Hampshire and its neighbouring counties. Within the county Winchester College is one of the worlds most recognised schools however there are many other highly regarded private schools including St Swithin's School for Girls; Twyford School; Farleigh House School near Stockbridge and Bedales near Petersfield. Outside of the county but within driving distance are: Eton College near Windsor; Elstree School at Woolhampton; Cheam School at Headley; Horris Hill Prep, Newbury; Ludgrove at Wokingham; Abingdon School; Radley College, near Abingdon and Marlborough College.

SPORTING AND LEISURE

The rich and varied landscape in and around Hampshire lends itself to a myriad of sporting and leisure pursuits. The nearby New Forest is a paradise for walking, riding and cycling, while Lymington, Hamble and, of course, Cowes are major sailing centres. The Theatre Royal in Winchester and the Mayflower Theatre in Southampton provide varied programmes of drama, musicals and opera, and there is a celebrated opera festival at Grange Park, Northampton. There is racing at Newbury, Salisbury and Ascot and superlative fishing on nearby chalk streams, which include the Lambourne, the Pang, the Bourne, the Kennet and, of course, the Test.



HACKWOOD HOUSE

Arriving at Hackwood Park is close to feeling part of the opening scenes of a great British drama. Once through the Grade II listed ornate wrought iron gates, past twin gate houses, one continues along the sweeping drive through immaculate pasture and parkland where sheep and deer nestle under century old trees, past the stables and coach house finally arriving at the majestic south entrance to Hackwood House.

The house itself is a Grade II* Listed mansion house built between 1683 and 1687 with nineteenth century additions providing awe inspiring tetra style ionic porticos to the north and south entrances. The immaculate Grade I parkland allow for French style vistas from the house across landscaped avenues to uninterrupted countryside. A stunning suite of 7 interconnected reception rooms are complemented by east and west wings providing extensive and luxurious accommodation with a superb new leisure suite housed in the west wing.

This historic house has been painstakingly restored to its nineteenth century grandeur complete with original detailing and craftsmanship. Whilst infinitely beautiful and grand it readily fulfils its function as a home for entertaining; easily accommodating family, guests and staff. It is skillfully designed for a life with service, having numerous staircases and ancillary rooms to allow staff to discreetly pass between family and entertaining areas. An age of elegance certainly lives on at Hackwood.





North Library

LOWER GROUND FLOOR

The lower ground floor provides all the facilities and store rooms a grand house of this scale requires, including professional Catering Kitchen, Laundry, Office, Staff Room, Silver Store, Wine Vault, Linen Store, 3 further Store Rooms, Cloakrooms, Plant Room, Pool Plant Room and main Boiler Room. North and south entrances provide exterior access from this level.

GROUND FLOOR

Leading from the north entrance under a freestanding portico, the Entrance Hall is a fitting introduction to Hackwood, complete with intricate panelling throughout the room and two marble surround fireplaces. Full height double doors lead to the Salon, ornately decorated with gilt-edged cornicing and paneling, built in cupboards and two marble surround fireplaces. Full height sash windows, affording uninterrupted views to the south, create a truly majestic room. The Private Dining Room with south facing views and an elaborately carved marble fireplace and hearth has full height double doors into the Main Stair Hall and twin doors to the Salon and Main Dining Room. A concealed door leads to the Kitchen Hall.

The Main Dining Room is presented through a reception area with neo classical figures in 4 canted niches and columns adjoining the main room. The main room boasts a shallow reeded vaulted ceiling, ornate plastering, sash windows with window seats and French windows to the south terrace. An informal Breakfast Room sits between the Main Dining Room and the Orangery adjacent to a Butlers Pantry with dumb waiter to first floor and lower ground catering kitchen.

The North Library, linking from the entrance hall, and the South Library, linking from twin concealed doors in the Saloon, are themselves interconnected through double doors. Both rooms have extensive fitted bookshelves, a marble surround fireplace and decorative plaster work and central rose. A concealed door in the South Library leads to the charming Study fitted with wood panelling and marble surround fireplace with ornate carved mantle housing a Winston Churchill painting of Hackwood House.



South Library



Dining Room





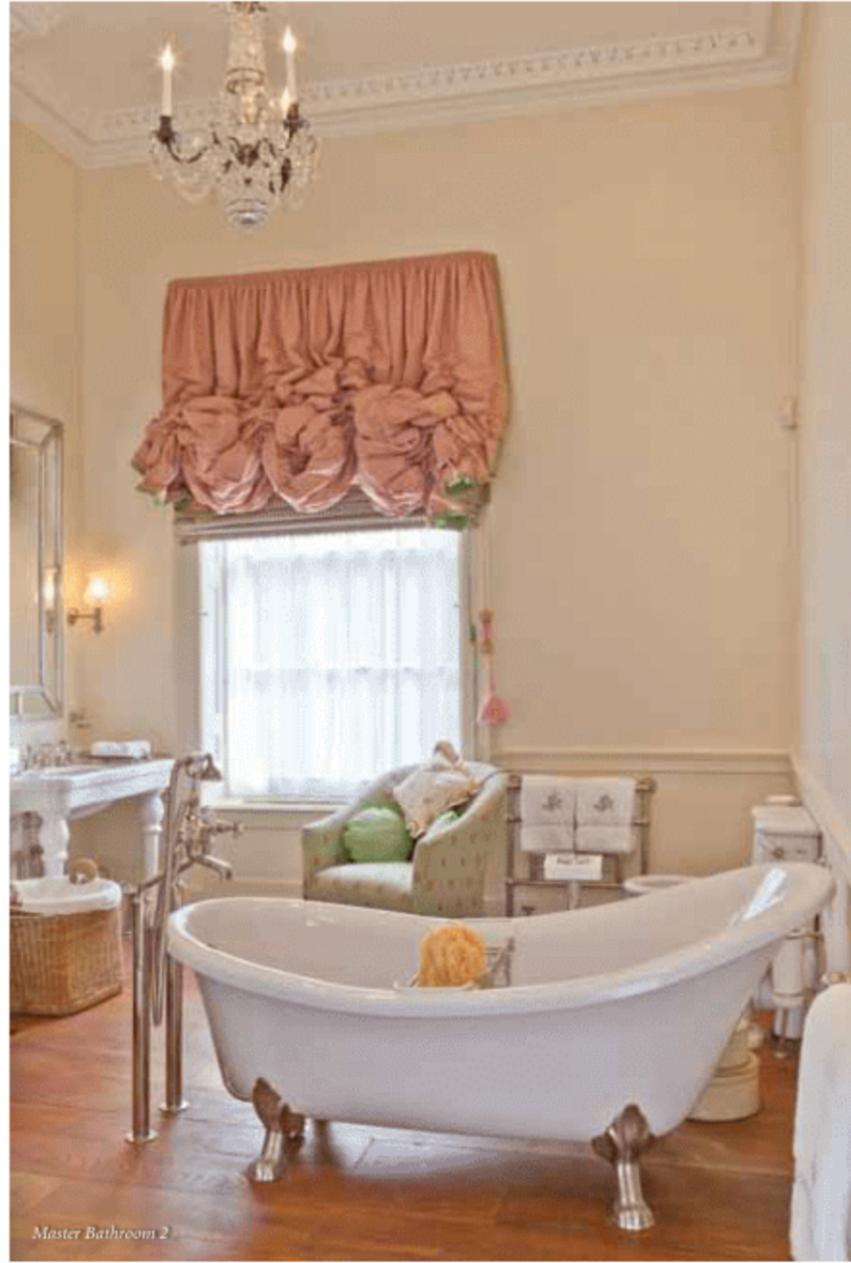
Master Bathroom

The two master bedrooms take up the far east and east wing of the house, providing private and stately accommodation. The First Master Bedroom Suite, accessed via the study and from the hall off the North Library, displays elaborate gilt laden plaster cornicing and central rose with floor to ceiling sash windows that flood the room with light whilst affording spectacular views to the south. A sub-dividing wall panel creates a dressing area with its own easterly view, with inbuilt art-deco style wardrobes and doorway to a magnificent en suite bathroom with sunken spa bath. An enticing curved hallway leads to the Second Master Bedroom Suite complete with its own beautiful en-suite bathroom and dressing area.

The Main Stair Hall contains an impressive example of a stone cantilevered staircase with turned wood banisters, twin recessed panels and ornate plaster work. Lift access is discreetly provided adjacent to the Main Stair Hall. A hallway leads from here to the side entrance, passing guest cloakrooms and access to the west wing. The west wing provides further accommodation comprising 2 Sitting Rooms, Cloakroom and En Suite Bedroom.



Master Bedroom



Master Bathroom 2



Master Bedroom 2



Leisure Suite



Gym

To the west of the main house stretches the elegant and tranquil Orangery with beautiful full height arching French windows to the south terrace. Adjoining the Orangery is a glass ceiling Leisure Suite with UV treated pool, hydro pool, spa pool, plunge pool, steam room, sauna, Liconium room, massage room, changing rooms with shower, cloakrooms, and dressing areas.



FIRST FLOOR

Extensive accommodation is provided in thoughtfully separated areas throughout the first floor of the house. Beautiful rooms with high ceilings, paneled walls and intricate plaster work offer extensive accommodation in the main house including 4 En Suite Bedrooms and 2 Playrooms/Nurseries both en suite with an additional Laundry Room. Several of the bedrooms and playrooms are interconnected with the last bedroom located next to a cloakroom, store room and kitchen, ideally suited for nanny/nurse accommodation. A secondary staircase next to the west-wing offers discreet access to the ground and basement kitchens.

Situated on the mezzanine level is a further En Suite Bedroom with Dressing Room, enhanced by stunning views across the south facing gardens to The Basin and statue of King George.

Accessed by a short flight of steps from the main house is the east wing accommodation, comprising: Sitting Room, 2 Bedrooms and a Family Bedroom. The west wing accommodation provides ideal guest accommodation with 5 En Suite Bedrooms and a further 2 with shared En Suite Bathroom.

SECOND FLOOR

In keeping with the grand traditions of such a house the second floor provides staff accommodation comprising 7 Bedrooms, 4 Bathrooms and Living Areas.



Guest Bedroom



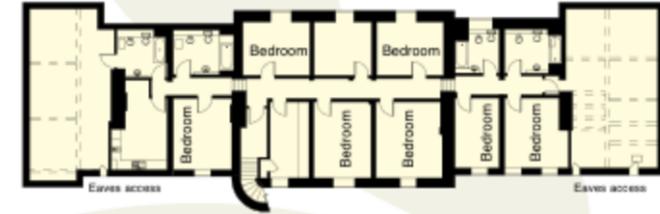


LOWER GROUND FLOOR



GROUND FLOOR

Approximate gross internal area:
 Lower Ground - 1045.9 sq m (11,258 sq ft)
 Ground - 2104.0 sq m (22,647 sq ft)
 First Floor - 1285.7 sq m (13,839 sq ft)
 Second Floor - 365.7 sq m (3,936 sq ft)
 Total - 4,801.3 sq m (51,681 sq ft)
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR





GARDENS AND GROUNDS

The gardens and grounds hold as much historic interest as the house and have a rich botanical and architectural story to tell. The layout of the gardens dates back to the late seventeenth and early eighteenth centuries, when the design was heavily influenced by the French style. Most of the grounds are given over to lawn and pasture land but Spring Wood, the sole surviving example of a garden wood laid out in the French style, dominates the landscape.

An impressive Grade II Listed wrought iron screen stretches across the full width of the forecourt to the north, extending outwards in its centre to join the plinth of the Equestrian statue of George I, also Grade II Listed. A disused outdoor swimming pool, croquet lawn and hard tennis court screened by a hedge lies to the south. The south lawn extends into mature parkland bordered to the east by Spring Wood. To the north east lies the Deer Park and The Basin with fountain. A semi circle shaped ha-ha runs from Paradise Cottage, along the drive to the southern boundary and part way along the edge of Swallick Wood, extending along the south edge of the park and along the edge of Spring Wood. There are 3 crossings over the ha-ha. In the gardens to the east of the house can be found a children's play area, the highlight of which is a fairytale tree house complete with staircase, windows and doors. There is also a vegetable garden and a mature orchard. The beautiful Spring Wood was designed in the style of Le Notre (pre 1700), in a formal layout designed in the shape of crown, covering approximately

80 acres and planted in avenues radiating out from a 'rond point'. There are several segments to the wood, each of some historic, architectural or botanical notes.

'The Cockpit' is yew tree ringed and believed to be the only open cockpit left in England.

'The Great Walk' containing many Lime trees is entered from the east front of Hackwood House through the late eighteenth century gates originally at the park entrance. It ends at the classical temple in the middle of a pool in the grounds. The temple is said to be based on the drawings attributed to architect John Vardy.

'The Amphitheatre' (also called 'The Ruins') has a broad walk of four terraces originally planted with flowering fruit trees leading towards the ruins of a Doric Temple. Attributed to James Gibbs it is described in his book of 1728: The legend goes that the pillars were given by the Duke of Tuscany to Charles II for a planned palace at Winchester. After the plans were abandoned the columns and other stones were given by George I to the Duke of Bolton (owner of Hackwood). They are said to be unlike any other in the country with the possible exception of Clarendon in Surrey.

'The Wild Garden' and 'The Dell' are a Chinese style pavilion with a garden taking over what was originally an excavated area for a 'canal', a sheet of ornamental water.

'Beechy Walk' is an avenue of Beech trees approximately 414 yards long.

Following the storms of 1990 this mature avenue was replanted with 187 Beech trees.

'Polly Peachum's Garden' is named after the heroine played in the 1728 original production of Gay's Beggar's Opera by Lavinia Fenton, mistress then third wife to the then Duke of Bolton. Spring Wood is said to be haunted by her spirit 'clothed in grey and surrounded by brilliant light'. Several of the nurses who worked at Hackwood when it was a military hospital in the First World War claim to have seen her.

'The Pinetum' features a huge Cedar of Lebanon tree, planted in 1778 it is said to have been planted within 6 years of the introduction of the species to this country and was recorded in 1992 to have a height of 122 feet and girth of 18 feet, 5 inches.

'Menagerie House' and two smaller pavilions at the entrance to the Menagerie Pool were designed by James Gibbs. Dating to 1727, as the age plate testifies, it was apparently intended as a house for 'the man who looks after the pheasants'. The smaller pavilions are thought to have housed decorative birds and wild fowl.

Spring Wood and its facets have survived many hundreds of years of weather including most notably the storms of 1987 and 1990 which destroyed or damaged many of the trees in the wood. Thankfully extensive planting was carried out by Lord Camrose and today, through tireless maintenance, Spring Wood continues to thrive.











ADDITIONAL ESTATE PROPERTIES

STABLES AND COACH HOUSE

Situated to the right of the long drive to the house are the Stables and Coach House, dating back to the late eighteenth and nineteenth century. Traditionally built, stone rendered with slate roof, the attractively symmetrical design features a central clock tower and enclosed courtyard. The west facade was originally an arcade for horse walking, believed to be the oldest indoor riding school in the country. A well maintained stable yard sits to the south of the building comprising 9 loose boxes, tack room, generator room and storerooms. Double doors open out from the riding school to 3 walled paddocks with brick and tile open shelters.

Both sides of the coach house provide extensive accommodation and offices. A recently renovated Apartment comprises master bedroom suite with dressing area and en suite bathroom, 2 sitting areas, dining room and cloakroom, 5 en suite bedrooms, 2 of which can be separated with their own access to the ground floor. The Security Suite comprises 6 bedrooms, 4 bathrooms, TV Room, kitchen, dining room, security room, laundry, cloakroom and gym. The Office Suite comprises reception room, 3 offices, kitchenette, toilet and storage spaces above stables.



PARADISE LODGE



FIRST FLOOR



GROUND FLOOR



Approximate gross internal area:
Total - 198 sq m (2,131 sq ft)
For identification only - Not to scale



PARADISE COTTAGE

Pretty white cottage, cement rendered under a slate roof with gravel walkway, rear lawned garden, kitchen garden, shed and shrub garden. Ground floor accommodation comprises entrance hall, sitting room, breakfast room, kitchen, larder, store room and separate cloakroom. First floor comprises 3 bedrooms, bathroom and separate WC.

ALTON LODGE

Located at the original west entrance to Hackwood Park is this attractive brick lodge, painted white cement render under a slate roof. Rebuilt in 2001/2, accommodation comprises sitting room, cloakroom, kitchen, utility room, dining room, four bedrooms, 2 bathrooms. Ornamental gardens and garage.

ALTON LODGE



GROUND FLOOR

FIRST FLOOR



Approximate gross internal area:
Total - 164.3 sq m (1,768 sq ft)
For identification only - Not to scale



BASINGSTOKE LODGE



Approximate gross internal area:
 Total - 147.8 sq m (1,590 sq ft)
 For identification only - Not to scale

BASINGSTOKE LODGE

Located at the North East Entrance to the estate is the original gate cottage, constructed of brick with painted white cement render under a slate roof. Ground floor accommodation comprises entrance hall, dining room, breakfast room, bathroom, separate WC, kitchen, conservatory, sitting room and cellar. First floor comprises 2 bedrooms and a bathroom. The lawned garden is bordered by the red brick estate wall with ornamental trees and shrubs, summer house, greenhouses, garden shed and store shed.

NEW (SECURITY) LODGE

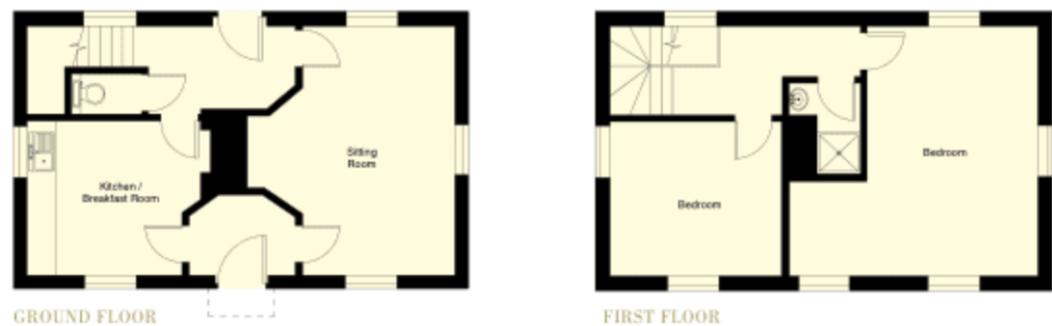
Located opposite Basingstoke Lodge, painted white render cottage under slate roof. Built as additional security accommodation to include, security room/living area, kitchen, 2 bedrooms and one bathroom.

WORKSHOP/BARN

Providing essential storage for large machinery with office and staff room, cloakroom and petrol tank.



NEW LODGE



Approximate gross internal area:
 Total - 91.7 sq m (987 sq ft)
 For identification only - Not to scale







GENERAL REMARKS AND STIPULATIONS

POSTCODE

RG25 2JZ

TENURE

The tenure of the property is freehold with vacant possession upon completion.

SERVICES

Mains gas, water, electricity. Private drainage. Comprehensive security system. Garden lighting system.

In accordance with the Property Misdescriptions Act, please note that the working condition of any of these services or kitchen appliances has not been checked by Savills but at the time of taking the particulars we were informed by the Vendors that all were in working order.

FIXTURES AND FITTINGS

Certain fixtures and fittings such as the fitted carpets, curtains, light fittings, garden ornaments, statuary and equipment are specifically excluded from the sale but may be available by separate negotiation.

LOCAL AUTHORITY

Basingstoke and Dean Borough Council, Civic Offices London Rd, Basingstoke RG21 4AH

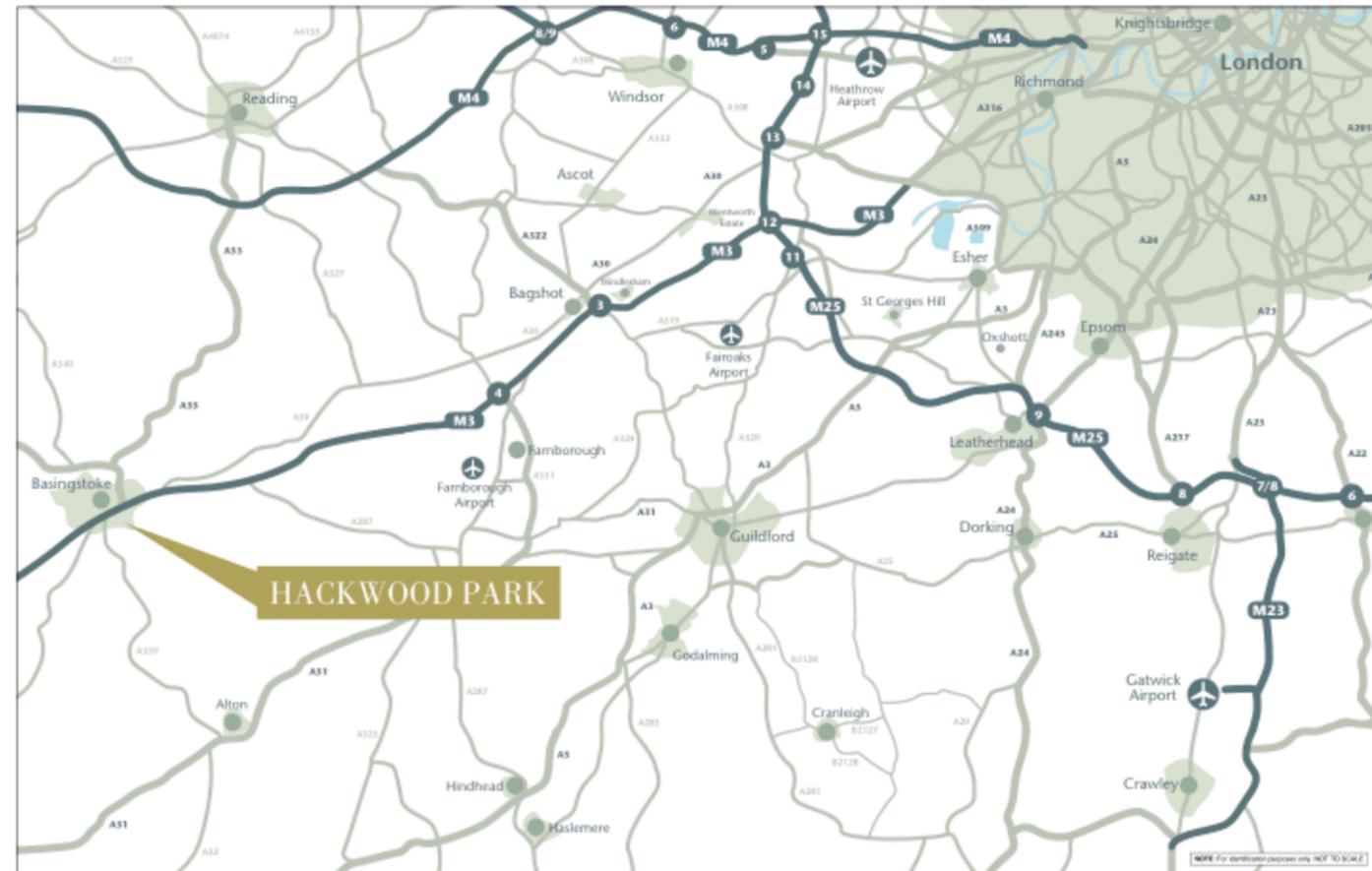
Tel: 01256 844844

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The estate is offered for sale subject to any public and private rights of way and all easements and wayleaves, whether mentioned or not.

VIEWINGS

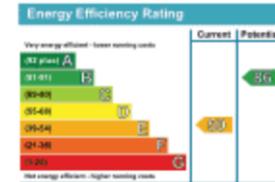
Strictly by appointment with Savills. If there are any points which are of particular importance to you, we invite you to discuss them with us, especially before you travel to view the property.



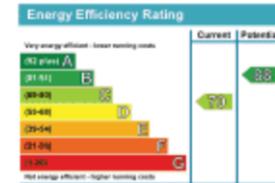
ALTON LODGE



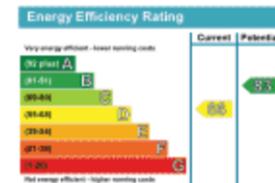
BASINGSTOKE LODGE

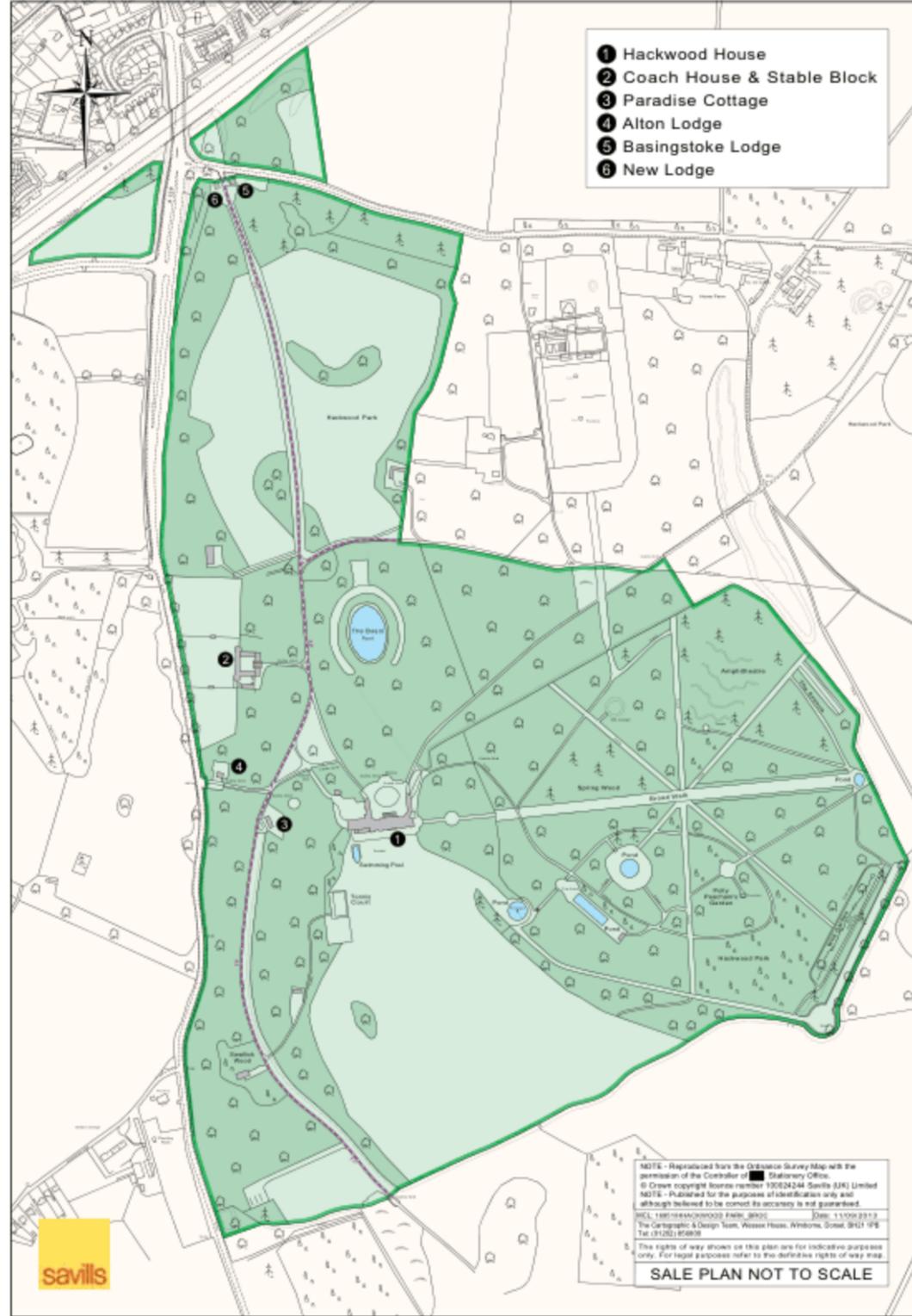


NEW LODGE



PARADISE COTTAGE





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 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
 Photographs taken: August and September 2013
 Brochure prepared: October 2013

