

NEWTON HOUSE

Hampshire



Newton House

Newton Valence • Hampshire

Alton - 5.4 miles (Trains to London Waterloo from 67 mins)
Petersfield - 9.8 miles (Trains to London Waterloo from 63 mins)
Farnham - 14 miles (Trains to London Waterloo from 53 mins)
Winchester - 16.9 miles (Trains to London Waterloo from 58 mins),
Farnborough Private Airport 21 miles, Heathrow Airport 46.1 miles,
Gatwick Airport 57.9 miles • Central London
(Distance and times are approximate)

Ground Floor
Reception hall • double drawing room • study • dining room
kitchen/breakfast room • pantry • utility room • dog/boot room
2 cloakrooms • boiler room • wine cellar

First Floor
Master suite with balcony • dressing room and 2 bathrooms
3 further double bedrooms (all en suite with dressing rooms
and/or walk-in wardrobes • one with a balcony)

Second Floor
Bedrooms 5 and 6 (both ensuite) • games room • cinema room
store/laundry room • kitchenette • cloakroom.

Leisure Complex
Indoor swimming pool with spa pool • sauna • treatment room
gymnasium • 2 cloakrooms • changing and shower room • boiler
room.

Office
With connecting door into staff flat

Staff Flat
2 bedrooms • open plan sitting room and kitchen/breakfast room
bathroom • separate access

Outside
Triple garage • stableyard with 4 boxes • hay and machinery barn
store room • greenhouse • apple store • wooden garden folly
summer house • outside dining hut.

13,326 sq ft In all about 9 Acres

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Location

Newton House sits in a fantastic rural position with far-reaching views across the rolling Hampshire countryside, on the edge of the hamlet of Newton Valence.

The neighbouring idyllic village of Selborne is best known for its association with the 18th Century literary great, Reverend Gilbert White, who is widely considered to be England's first ecologist. In addition to the beautiful historic church, village green and two public houses, the village is extremely well equipped for everyday conveniences with the Post Office and shop, art gallery and village gift shops.

Newton House is approximately 3 miles from the village of Chawton, which was both the home and inspiration of Jane Austen. The nearby market town of Alton, less than 6 miles away, offers an extensive range of shops, restaurants, boutiques, coffee shops and supermarkets, including Waitrose. The market town of Farnham and the larger cathedral city of Winchester, are two of the county's principle urban centres.

Transport links from Newton Valence are excellent. The 'Liss roundabout' off the A3 is 5.2 miles away from the property, which provides straight forward access to both London and the South Coast. There are multiple

local train stations to choose from, including; Alton, Liss, Farnham and Petersfield, all offering services to London Waterloo in around 1 hour. Newton House is also conveniently located for two international airports, Heathrow & Gatwick, and the private airport at Farnborough.

There are a number of well regarded schools in the area including; Dunannie, Dunhurst, Selborne Primary School, Amery Hill, Ansty Junior School, Alton Convent, Bedales, Frensham Heights, Pilgrims, Twyford, St Swithuns and Winchester College.

For outdoor enthusiasts, this part of Hampshire, in the heart of the South Downs National Park, has excellent walking and riding opportunities locally and at Selborne Common, Chawton Park Wood and Alice Holt Forest.

Racing is available at Goodwood and Sandown Park, there is polo at Cowdray Park and sailing at both Chichester Harbour and nearby Frensham Ponds.

There are local golf clubs at Hindhead, Liphook and Hankley Common.





Description

Newton House is accessed through large wrought iron, electronic gates off Newton Lane. There is a sweeping gravelled drive, which arrives at the front of the house in a large square parking area that can comfortably accommodate up to six cars, surrounded by flourishing ornamental borders. A separate drive branches off the main, providing access to the staff flat, triple garage, stabling, machinery barn and further parking space.

Newton House's strikingly elegant architecture combines contemporary comfort with aspects of Arts and Crafts style. The tile hung roof, built using the traditional method, gothic shaped windows with tracery detail and jettied first floor construction all hint at the careful design that serves to harmonise this modern masterpiece with its surroundings.

The house, which was designed and built for the current owners, was finished in 2008. It stands on the former site of a 20th century farmhouse, which has been replaced in its entirety.

Inside, the reception hall is an impressive welcome to Newton House with its sweeping, central, art deco style staircase, that draws the eye up to the first floor ceiling, and its oak floor. From the hall there are doors to the downstairs cloakroom, double drawing room, dining room and the kitchen.

The drawing room is wonderfully light, on account of the large, south east facing bay window. It has a open fire place with stone surrounds that forms the central point of the room and hard wooden flooring that continues from the hallway. There is a built-in speaker system throughout. Double doors open through to the second half of the drawing room, which has a matching fire place and double doors

onto the terrace. The double doors between easily transform the two rooms into a fantastic open entertaining space. The view from this room offers lovely vistas over the landscaped gardens and beyond into rolling countryside.

The bespoke kitchen, by Halstocks, is also orientated to make the most of the view. It has a stone tiled floor and double doors leading to the terrace and garden. The work surfaces are slate and there is a five-door electric aga, butler's sink, two fridges, two freezers and two dishwashers. The kitchen is large enough to house an island unit, fitted with; a sink, electric hob, oven and steamer, and also a breakfast area with fitted bench seating. The sizeable pantry is temperature controlled.

The back hall leads off the kitchen and has a separate door to outside. Accessed from the rear hall is the dog room, utility room, two fully fitted coat cupboards with automatic lighting and the climate

controlled wine cellar, which has bottle storage and a wine tasting area. There is a door leading into the study which is fitted with floor to ceiling cabinetry, down lighters and hard wood flooring. There is a further set of double doors leading out on to the stone terrace from this room. On the opposite side of the rear hall, with easy access to the kitchen and dining room, is the fully equipped butler's pantry, with smooth granite work surfaces, sink, warming tray, drinks fridge and a large floor to ceiling dresser in black walnut wood for crockery and glass storage. The dual aspect dining room mirrors the drawing room, with wooden floors and a large south east facing bay window.

Throughout the ground floor there is underfloor heating and an integrated sound system.





From the reception hall, the staircase leads to the first floor landing, which, due to the three windows, sky light and full height ceiling, is incredibly light. To the left of the staircase is the panic room, which is lockable and houses the cctv, phone system, skyboxes, smart net cable system, surround sound system.

The bedrooms on the first floor are exquisitely designed for comfort and convenience and are presented to the highest standard. Each bedroom benefits from an en suite bath or shower room with heated towel rails and has substantial storage in the form of either a dressing room or walk-in wardrobe(s). The interior design gives each bedroom its own distinct character.

The master suite is particularly impressive. The large double bedroom has French doors that lead onto a stone balcony with iron railings, overlooking the garden.

There is a walk in dressing room with fully fitted, floor to ceiling cabinetry including both full length and half-length hanging rails and a central island with further storage. The master suite has two bathrooms, one with a bath and one with a shower. This floor is fitted with underfloor heating.

On the second floor landing there is a pretty window seat with two windows and views for as far as the eye can see. There is a central ceiling rose for a chandelier overhanging the staircase. This floor is the ideal space for guests or children. On one side of the landing there is a cloakroom, linen store/laundry room, cinema room with air conditioning, BMW speakers and a fitted cinema system, and a games room. On the other side of the landing is a kitchenette with a shelf and plugs for microwave and kettle, ideal for guests to use, another linen cupboard, automatically lit, with loft hatch, and two further bedroom suites.

Newton House, Alton
Main House gross internal area = 7,096 sq ft / 659 sq m
Garages gross internal area = 690 sq ft / 64 sq m
Outbuilding gross internal area = 161 sq ft / 15 sq m
Annexe gross internal area = 3,911 sq ft / 362 sq m
Stables gross internal area = 546 sq ft / 51 sq m
Green House gross internal area = 109 sq ft / 10 sq m
Stores gross internal area = 466 sq ft / 43 sq m
Boiler Room gross internal area = 347 sq ft / 32 sq m
Total gross internal area = 13,326 sq ft / 1,236 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Gardens and Grounds

As much attention to design and detail has been applied to the landscaping of the grounds as it has to the house, by Chelsea Flower Show award winning garden designer Sarah Eberle. The curved layout of the beds and lawns works sympathetically with the topography of the surrounding landscape and draws the eye subconsciously to the views.

At the back of the house, running the full width of the building, is a paved terrace with two sets of steps symmetrically leading to the rill, which is bordered by carefully planted beds and has a discreet lighting system. From here, shallow steps lead down to a lawned walkway and a large flat circular lawn area.

The garden encompasses a number of private, secluded spaces, such as the beech hedged garden, accessed through decorative wrought iron gates, with climbing roses, honeysuckle and grape vines.

This part of the garden has a summer house and wooden garden folly and is also fitted with a discreet lighting system.

It is worth noting that most of the garden is serviced by an irrigation system.

The orchard boasts a variety of fruit trees including apples and pears. Adjacent to the orchard is a hugely productive, walled vegetable garden with a Victorian style greenhouse and apple store.

The tennis court occupies a sheltered spot to the south west of the house, benefitting from the protection of the large mature trees running along the boundary of the property beyond. Spectators can watch from the comfort of the hexagonal dining hut, fitted with a circular bench and table for covered outside dining, lighting and overhead heaters.



The indoor leisure complex and office

Adjacent to Newton House is a substantial barn style building with a tiled roof and attractive waney edge oak panelling. This houses the leisure complex, office and staff flat.

The entrance hall has his/her cloakrooms and under stairs storage. Doors lead from here into the gymnasium and up the stairs to the office.

The gymnasium has two large sliding doors, opening to the surrounding terrace. There is an integrated speaker system, air conditioning system and ample plugs for equipment.

There are wall mounted radiators, a wall mounted TV and a lockable inter-connecting door through to the pool.

The outstanding swimming pool room has a vaulted, pitched ceiling with glulam adzed beams and Italian limestone flooring. The tiled pool is 10m x 5m, with a separate spa pool/Jacuzzi, air conditioning and a 'constellation' LED wall feature.

The changing room next to the swimming pool has a double shower, loo, twin basins, fitted benches and storage.

Opposite is the spa treatment room with sauna.

Located above the gymnasium is a home office with a kitchenette, sink, fridge, vaulted ceiling, double glazed windows and an interconnecting door to the staff flat.

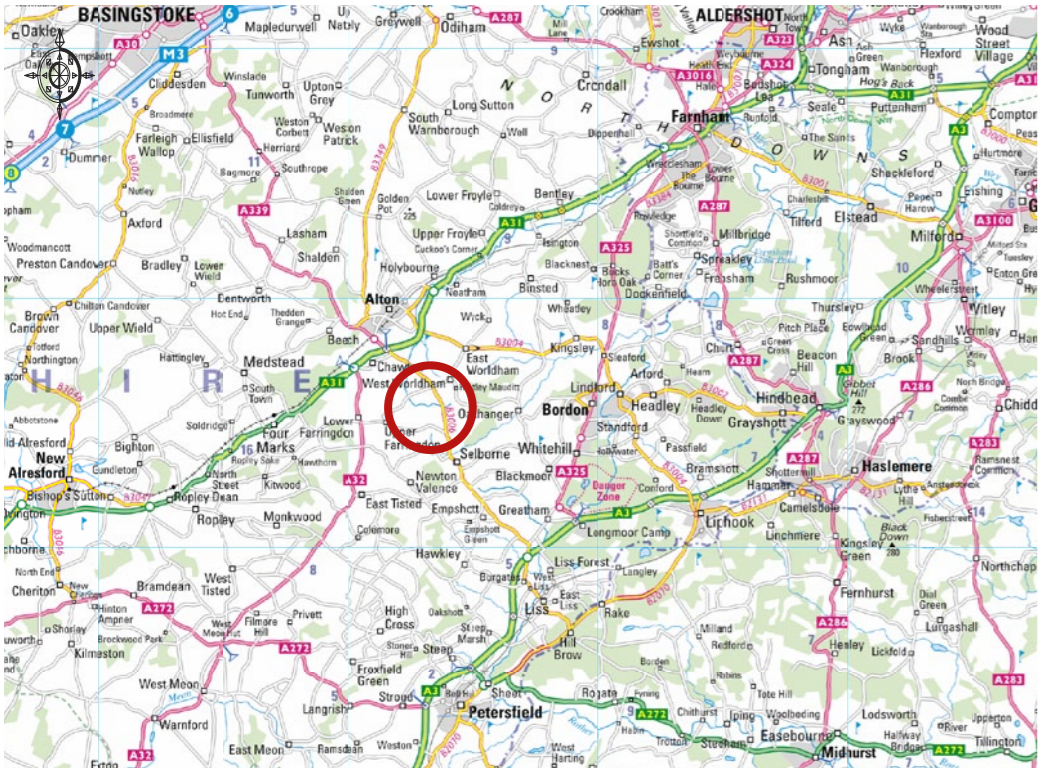
Staff flat

The staff flat has independent entrance to the rear of the leisure complex but can also be accessed via an inter-connecting door in the office. The presentation of the flat is in keeping with the quality of the main house. It has two generous double bedrooms, an open plan sitting room and kitchen/breakfast room and a bathroom.

Outbuildings

The stable yard has 4 loose boxes and is opposite an isolation paddock, which connects to the adjacent field. There is a separate hay barn/machinery store and a screened area, which houses the oil tanks, back up generator, wood store and the Serena water tanks.

There is separate access in the garden to the bore hole which provides the irrigation service to the gardens.



General Remarks & Stipulations

Postcode: GU34 3RP

Local Authority

East Hampshire District Council, Penns Place,
Petersfield, Hampshire, GU31 4EX 01730266551

Tenure

Newton House is for sale freehold.

Council Tax

Newton House = Band H

Fixtures and Fittings

All fixtures and fittings are excluded from the sale.
Some items may be for sale by separate negotiation.

Energy Performance Certificates

Newton House EPC - C

Leisure complex/office/staff flat EPC- C

Services

Mains- Water and Electricity

Private- Drainage

Oil fired central heating

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Directions

From London take A3 heading South. Having passed the Guildford exit, take the next exit for the A31, signposted Farnham. Continue past Alton on the A31 and at the next roundabout take the second exit, signposted A32/Fareham. Having passed through the village of Farringdon take the first turning to the left, signposted to Newton Valence and Selborne. Follow this road past Inadown Riding Stables on the right and the entrance to Newton House will be 100 metres on the left.

Viewing

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.

Easements, Wayleaves and Rights of Way

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

