HUNTON MANOR

SUTTON SCOTNEY • WINCHESTER

savills

HUNTON MANOR

SUTTON SCOTNEY • WINCHESTER • SO21 3PT

Stockbridge 9 miles • Micheldever Station (Waterloo from 61 mins) 3 miles • Central London 60 miles, Southampton Airport 19 miles • Heathrow (Terminal 2) 48 miles
(Distances and time are approximate)

MANOR

Ground Floor

Reception hall • Drawing room • Dining room
Library/sitting room • Morning room • Inner hall
Study • Rear hall • Kitchen/breakfast room
Pantry • Kitchen lobby • Kitchen hall • Flower room
Cloakroom

First Floor

Principal bedroom suite with dressing room and bathroom • 7 further bedrooms • 2 with en suite bathrooms • Family bathroom and shower room

Second Floor

3 bedrooms, 1 with en suite bathroom
Family bathroom

Garden Floor

Boot room • Office • Family room • Laundry room
Wine store • Boiler room • Cloakroom
2 storage rooms

POOL HOUSE

Swimming pool • Jacuzzi • 2 changing rooms
Double shower • Kitchen • Bar

STABLE YARD

Loose box with 4 stables • Row of 4 stables
Wash room • Food store • Store • Tack room

OUTSIDE

Parkland • Gardens • Summerhouse • Wine store and bridge room • Vegetable garden • Greenhouse
Tennis court • Cricket nets • Manège
Thatched barn • Paddocks • 4 car garage

COTTAGES

HUNTON LODGE

Cottage

Ground Floor

Hall • Kitchen/breakfast room • Dining room
Utility room • Cloakroom

First Floor

Sitting room • 2 bedrooms with en suite bathrooms
Cloakroom

Office

Meeting room • Study • 2 offices • Kitchen
2 bathrooms

2 HUNTON DOWN COTTAGE

Kitchen • Dining room • Sitting room
2 bedrooms • Bathroom

RIVER COTTAGE

Kitchen • Sitting room • Utility
Bedroom • Bathroom

In all approximately 17.38 acres

Striking Grade II listed Manor House overlooking its own parkland with equestrian facilities and land.*

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HISTORY

The earliest mention of Hunton is in a charter of Edward The Elder, son of Alfred The Great. In 909 he granted the manor to the Bishop of Winchester. It was mentioned again in the Doomesday Book and again in the Norman Distribution. Later it reverted to the Crown, and in 1309 Edward II granted the manor to his son-in-law, Ralph Monthermer. For nearly 250 years it was in the hands of owners who were either connected by blood or marriage to the Sovereign. The present manor house was built in the early 18th century, and little is known of any previous buildings. In 1744 it was sold to John Pilter and remained in that family until about 1916. It was sold three times in the 20th century, during which time it was restored and extended, under the supervision of Raymond Erith, who at the same time, was responsible for 10 Downing Street.

SPORTING OPPORTUNITIES

Golf at the Royal Winchester Golf Club and The Hampshire Golf Club, amongst others. Fishing available on the Rivers Test and Itchen, two of the country's most renowned chalk streams. Sailing on the Hamble and the Solent. Shooting on neighbouring estates with easy access to Dorset and Devon and racing at Newbury.

SCHOOLING

There are highly regarded schools nearby, both independent and state, including Winchester College, St. Swithuns School for Girls, Beadales, Peter Symonds College and Prince's Mead, Twyford and Pilgrim's prep schools, Farleigh School, Princes Mead, Perins at Alresford and Peter Symonds Sixth Form College.

SITUATION

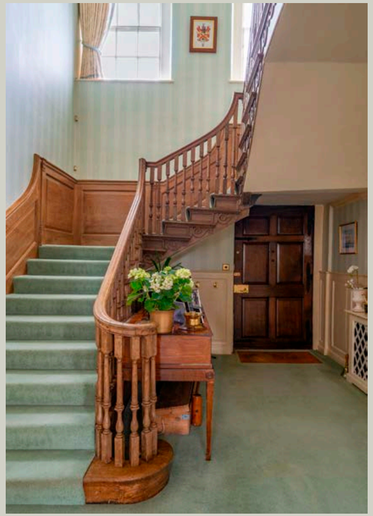
Architecturally imposing, Hunton Manor sits magnificently in an elevated position with southerly views over its gardens and parkland, and down the valley towards the River Dever.

Within a conservation area and situated on the edge of the beautiful South Downs National Park, an Area of Outstanding Natural Beauty with its rolling chalk downlands and wooded heaths, the Manor is surrounded by some of the loveliest Hampshire countryside.

Nearby Sutton Scotney provides for everyday needs. Historic Winchester offers more extensive shopping, with its weekly and monthly food, farmers', antiques and art and design markets, as well as many independent shops. It also boasts a wealth of cultural opportunities to enjoy. There is a Waitrose and Sainsbury's in the town.

The pretty and charming town of Stockbridge (under nine miles away), with its wide Georgian High Street, offers an abundance of independent shops, deli's, pubs, restaurants and cafés.

Communications are excellent. The M3 provides good links to London, the M25 and Heathrow Airport, and the M27 for the South Coast. Train services from Micheldever station takes about an hour.



DESCRIPTION

First visible from its meandering driveway that sweeps round to front of the house. The Manor showcases Georgian architecture at its very finest, displaying all of the period's classic symmetry, arranged over four floors,

Symmetrical stone stairs sweep up to the front door below graceful wrought iron railings. Once inside, the timeline and history are evident. Tall ceilings, huge 12 and 15 pane sash windows, and square, light filled rooms, make for pleasing proportions throughout. Oak panelled rooms, detailed cornicing, stunning staircases, ancient oak floors and exquisite fireplaces, all feature, and speak of the story of this lovely family home.

Ground Floor

The graceful reception hall is a statement in itself. Fully painted wood panelled walls have a fireplace at either end. Carved wood surrounds, with marble slips, have brass fenders beneath leather tops. Beautiful, original, wide oak boards grace the floor. The blue sitting room, just off, overlooks the front garden and fountain. To the other end of the reception hall is the dual aspect dining room, also overlooking the front of the house. Full height oak panelling and cornicing feature, with a marble fireplace and hearth.

Opposite the front door is the rear hall housing the main staircase, and door to the rear garden. The study lies just off. Fully panelled walls, carved oak fireplace, with green marble hearth, and two alcoves either side, feature.

A circular inner hall, also off the reception hall, is flooded with natural light from a ten pane glass cupola. Below, a stunning cantilevered spiral staircase rises to a circular galleried landing. A beautiful inlaid marble floor is matched by original Sibyl Colefax & John Fowler wallpaper. Just off is the welcoming library/sitting room. Three 12 pane sash windows, one forming the top of a door that opens to the rear garden. The fireplace has an ornately carved, honey coloured marble surround with brass fender.

The inner hall, leading on to the drawing room, has a built-in drinks cupboard, with shelves, copper sink and ice-maker.

The graceful drawing room, designed by Raymond Erith, has huge sash windows overlooking the gardens to the south and east, all with wooden shutters. Full height sashes open as doors to the terrace. Painted wood panelling lines the walls with an elaborately carved pale marble fireplace, also with fender, sitting centre stage within this beautiful room.

A corridor from the back hall leads down to the kitchen with its four door Aga. Painted wood wall and floor units house a double stainless steel sink and a separate vegetable sink. A large island houses an electric hob and oven. Benched seating surrounds the table in the breakfast area. Directly off is a pantry, flower room and cloakroom. A small lobby leads out to the garden.

The pervasive feeling of calm on the ground floor is facilitated by a warren of more functional rooms to the garden floor, allowing for entertainment on a grand scale with ease.

First Floor

The main staircase rises to a galleried landing. The principal bedroom suite looks out over the gardens and valley. The bedroom has three sashes with window seats, a fireplace and a bank of wardrobes to one wall. A hidden door leads to the dressing room and bathroom beyond. A further hidden door opens to the circular galleried landing and stairs, spiralling down to the inner hall. Also off this landing are three further bedrooms, one with a en suite bathroom.

Off the main staircase landing are a further three bedrooms, one with an en suite bathroom, a family bathroom and a shower room.

Second Floor

Stairs wind to the second floor, in the eaves of the house. Here, there are another three delightful bedrooms, one with an en suite bathroom, and a family bathroom.

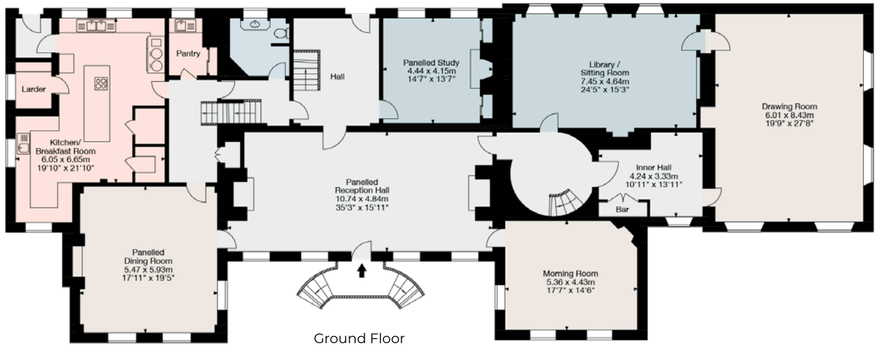
Garden Floor

From the kitchen hall, stairs drop to the garden floor. Here the boot room opens to the front drive, directly beneath the front door. There is also a sitting room, office, laundry room, cloakroom, wine store and two storage rooms.

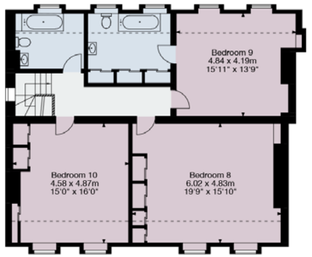
HUNTON MANOR

Gross internal area (approx)
943 sq m / 10,150 sq ft

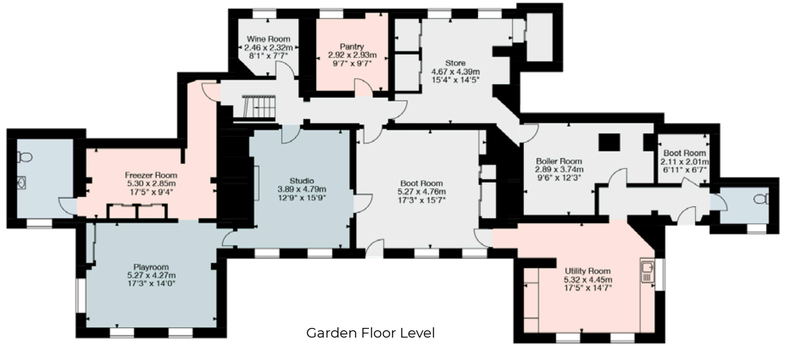
For identification only. Not to scale.



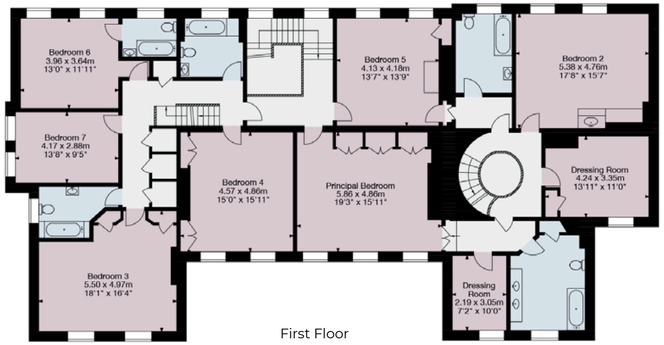
Ground Floor



Second Floor



Garden Floor Level



First Floor

Gross internal area (approx)
Leisure Complex: 334 sq m / 3,595 sq ft
Garage: 93 sq m / 1,001 sq ft
Outbuildings: 413 sq m / 4,445 sq ft

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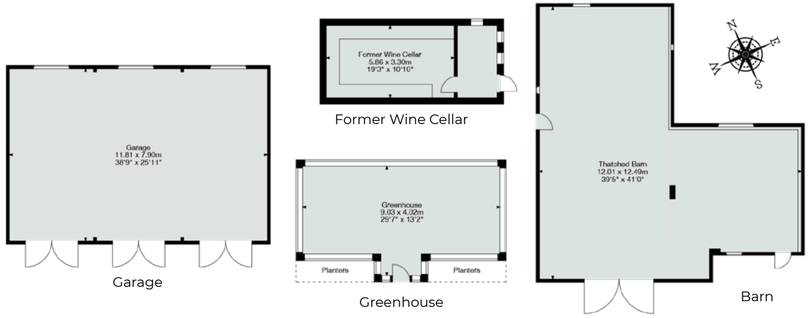
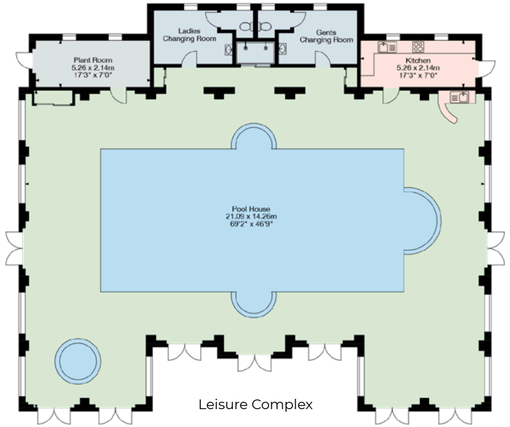
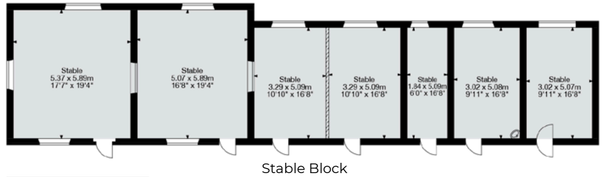
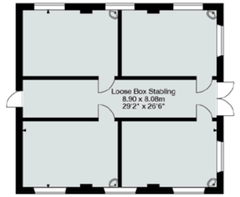
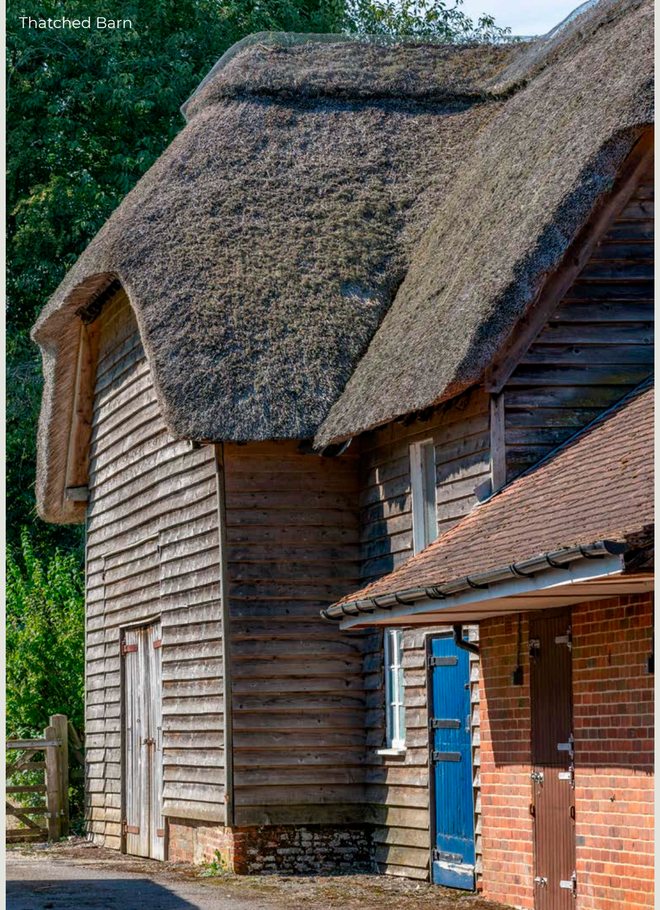








Outbuildings

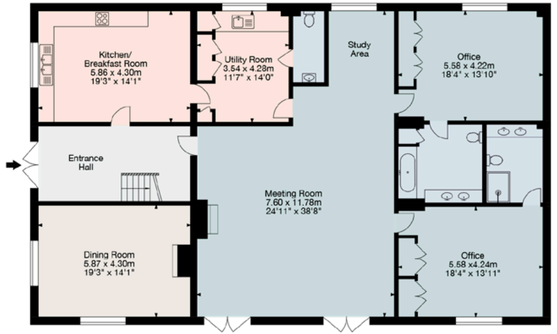


HUNTON LODGE COTTAGE

Gross internal area (approx)
390 sq m / 4,197 sq ft

For identification only. Not to scale.

Hunton Lodge Cottage
First Floor



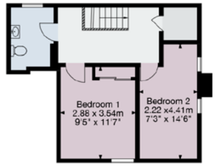
Hunton Lodge Cottage/Office
Ground Floor

2 Hunton Down Cottage

HUNTON DOWN COTTAGE

Gross internal area (approx)
390 sq m / 4,197 sq ft

For identification only. Not to scale.



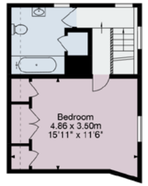
2 Hunton Down Cottage
First Floor

2 Hunton Down Cottage
Ground Floor

RIVER COTTAGE

Gross internal area (approx)
62 sq m / 667 sq ft

For identification only. Not to scale.



River Cottage
First Floor

River Cottage
Ground Floor

River Cottage

OUTSIDE

Gardens, Grounds and Land

The house sits proudly above its formal landscaped gardens and fountain, with a haha separating it from the parkland, featuring its ancient wellingtonia and other specimen trees.

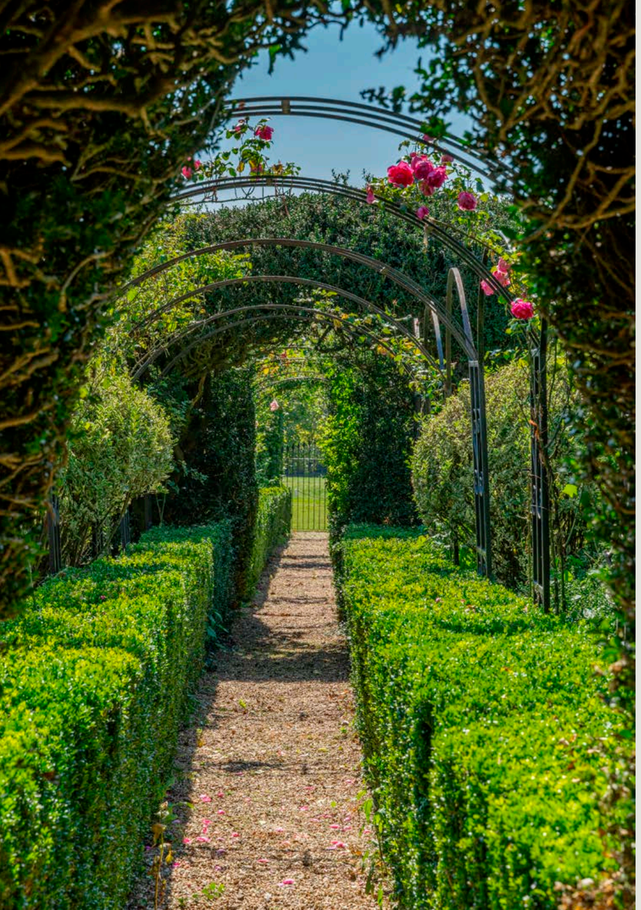
To the east of the house, terraced lawns sweep to the south and include an ornamental cherry walk, rose garden and large stone terrace in front of the pool house. A further stone terrace wraps around two sides of the house. To the rear is a less formal garden. A large lawn flanked by a mature herbaceous border, rises up a bank to a pretty trellised summerhouse. Bordered by high, mellowed, red brick walls to two sides and tall clipped box, yew and beech hedging to the other.

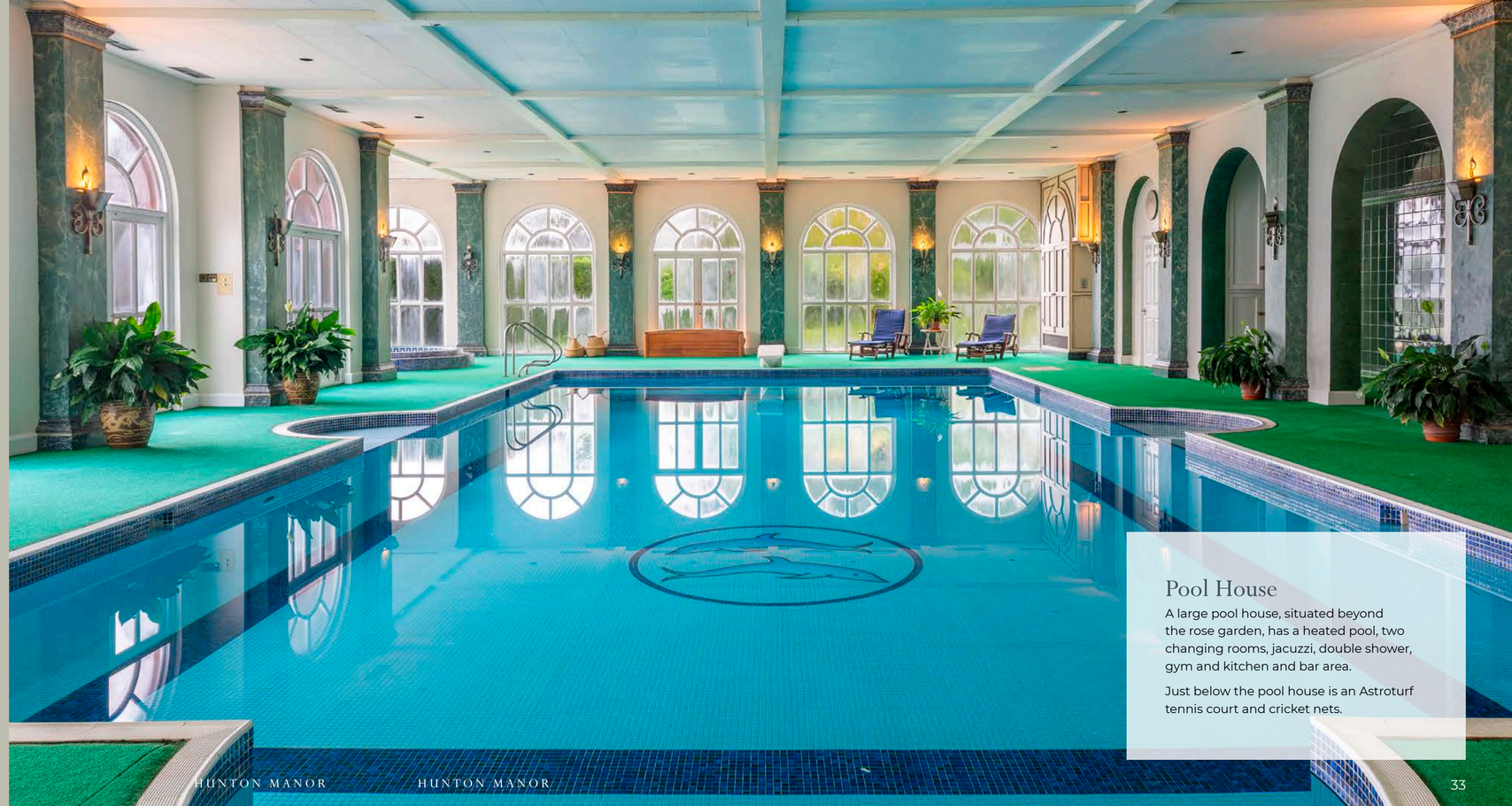
A path through a copse leads round to the attractive, enclosed vegetable garden, with its raised beds and large greenhouse. Just beyond is a second gravel driveway leading to Hunton Lodge.

Tucked away behind a wall are the gardeners' sheds and a brick-built, temperature controlled wine store. At one end is a bridge playing room.

The land is divided into paddocks, all with water supplied.

A footpath runs up the second driveway, in front of Hunton Lodge, past the vegetable garden, exiting the land to the north just beyond.





Pool House

A large pool house, situated beyond the rose garden, has a heated pool, two changing rooms, jacuzzi, double shower, gym and kitchen and bar area.

Just below the pool house is an Astroturf tennis court and cricket nets.

The Stable Yard

Situated just across the lane from the Manor. A former dairy building now provides four loose boxes. A further former dairy building now provides 3 stables, feed store, wash room, tack room, general store and kennel.

There is a large, timber and thatched barn (currently used for storage), a manège and four car garage.

NB: The owners of Hunton Down House have access to their buildings which open onto the northern edge of the yard and past the thatched barn to a garden gate.

GENERAL REMARKS

Tenure

Hunton Manor:
Freehold with vacant possession upon completion

Hunton Lodge:
Cottage: presently held on Assured Shorthold Tenancy with six month notice

Office: Freehold with vacant possession upon completion

2 Hunton Down Cottage:
Freehold with vacant possession upon completion

River Cottage:
Presently held on Assured Shorthold Tenancy with six month notice

Listing

Hunton Manor is Listed Grade II* as being of architectural or historical interest.

Hunton Down Cottage and River Cottage are Listed Grade II as being of architectural or historical interest.

Services

Hunton Manor: Mains water and electricity, private drainage, oil central heating.

Hunton Lodge and the two cottages: Mains water and electricity, private drainage, LPG heating.

Local Authority

Winchester City Council
www.winchester.gov.uk

Council Tax Bands

Hunton Manor - H

Hunton Lodge - F

2 Hunton Down Cottage - D

River Cottage - C

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 mentioned or not.

As previously mentioned there is a right of access for the benefit of Hunton Down House to their buildings onto the northern edge of the stable yard and on to the garden gate beyond the Thatched Barn.

Planning

The Estate is offered for sale subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules or resolutions which may be in existence or may come into force. In particular, the property is situated in designated open countryside.

Fixtures and Fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.

Directions

From London take M3 towards Southampton. Exit at junction 8 onto the A303 towards Andover/Salisbury. After 3.9 miles exit towards Micheldever Station/ Overton. After 220 yds turn right onto Overton Road. After 30 yds turn left and left again onto Stockbridge Road. After 1.5 miles bear left onto Hunton Down Lane. After 1.9 miles turn left into the gates of Hunton Manor.

What3words: ///foggy.finishing.buying

Viewing

Strictly by appointment with Savills Country Department.

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