

THE

LONGPARISH ESTATE

Hampshire







# THE LONGPARISH ESTATE

## Hampshire

*Andover 5 miles, Whitchurch 4 miles, Winchester 7 miles, London 60 miles, London Waterloo 60 minutes (from Whitchurch), Heathrow Airport 50 miles.*

*(All distances and times approximate)*

---

### *An Elegant Grade II\* Listed Country House and Estate in a glorious setting on the world renowned River Test*

- 4 Principal Reception Rooms, Kitchen/Breakfast Room, Cloakroom, Principal Bedroom Suite, 4 Guest Bedroom Suites
  - 4 Further Bedrooms, Family Bathroom.
  - Lower Ground Floor Including Billiard Room and Wine Cellars.
  - Annexe with Self-Contained 1 Bedroom Flat.
  - Outbuildings Including Garage, Granary, Stables, Ménage and Stores.
- Formal and Informal Gardens with Extensive River Frontage, Swimming Pool & Tennis Court.
- Idyllic Estate Surroundings Including About 26 Acres of Water Meadows, 76 Acres of Farmland and 54 Acres of Woodland.
  - Over 2711 Meters (2964 Yards) of Fishing On The River Test and Carriers and a Lake.
  - 3 further cottages including a pair of Grade II Listed thatched cottages.

---

### IN ALL ABOUT 177 ACRES

**Savills ~ London**  
33 Margaret Street  
London  
W1G 0JD  
**+44 (0)207 409 8882**  
Alex Lawson  
alawson@savills.com ~ lover@savills.com



**Savills ~ Winchester**  
Jewry Chambers  
44 Jewry Street  
Winchester SO23 8RW  
**+44 (0)1962 834 052**  
George Syrett  
gsyrett@savills.com ~ chris.beer@savills.com

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

















## Directions

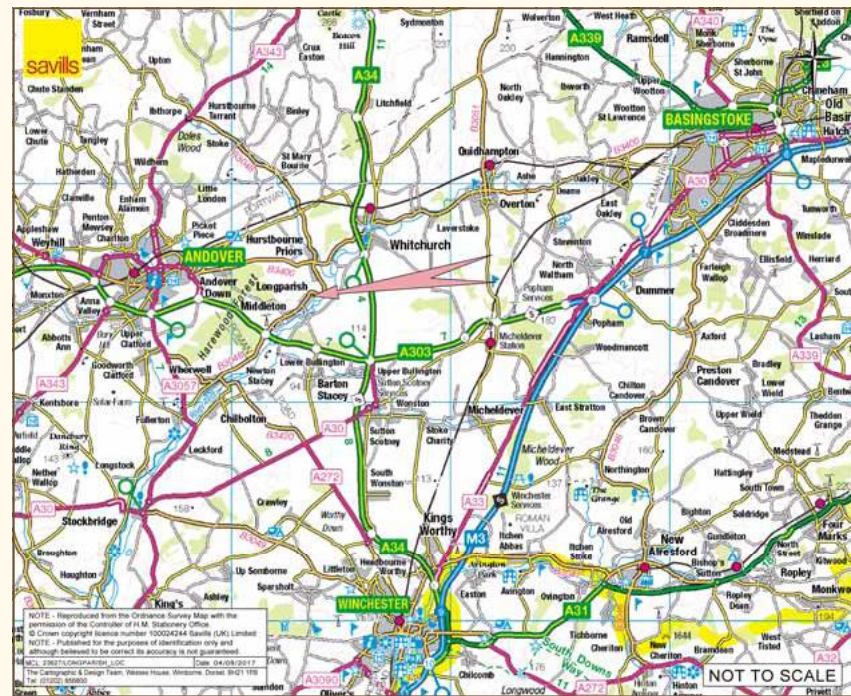
From London and Winchester, via the M3: Take the A303 westbound, leaving the dual carriageway 3 miles to the east of Andover on the B3048. Follow signs to Longparish and continue into and through the village, past the Cricketer's Pub, on the right, are the large imposing wrought iron main gates to Longparish House,

From the A34, the north and south, leave at the Bullington Cross junction and join the A303 travelling in a westerly direction towards Andover. Proceed along the A303, past Barton Stacey and leave the dual carriageway heading for Longparish on the B3048 and then follow directions as above.

## Situation

This historic property made famous by the 18<sup>th</sup>/19<sup>th</sup> century author and sportsman Colonel Hawker is situated on the northern edge of the picturesque village of Longparish within the Test Valley in West Hampshire and lies within the North Wessex Downs Area of Outstanding Natural Beauty. The village benefits from amenities including a shop/post office, two public houses, the Parish Church of St Nicholas and a well-regarded primary school.

The world renowned River Test, a legendary and most highly regarded British chalk stream, runs through the gardens and grounds providing a variety of fishing, outstanding private country walks and a stunning environment for wildlife and waterfowl.



Beyond the Estate, surrounded by open rolling farmland, offering excellent riding country, a superb riding school, and a wide variety of outstanding pheasant and partridge shoots in the area.

Longparish is located to the east of Andover, to the north of the A303 and to the west of the A34. It is within half an hour's drive of a number of provincial centres, including Newbury, Salisbury, Andover, Basingstoke and Winchester. The A303 links with the M3 giving easy access to Basingstoke and London. The A34 accesses Oxford and links to the M4 giving easy access to Bath and Bristol to the south and Reading and

London (approx 1 hour 15 min).

**Hunting** ~ with the Vine and Craven and within easy reach of several other well-known packs.

**Racing** ~ at Newbury, Ascot and Salisbury.

**Golf** ~ at Stockbridge, Winchester and Andover.

**Polo** ~ at Tidworth, Cirencester, Cowdray Park and Windsor.

**Sailing** ~ on the Solent and the Hamble.

**Fishing** ~ including the River Avon and the River Itchen as well as coastal fishing at Chichester Harbour.

# INTRODUCTION

## History

In the late 18<sup>th</sup> and 19<sup>th</sup> Centuries, Longparish House was owned by the Hawker family, whose most famous member was Col. Peter Hawker; born in 1786. His book "Advice to Young Sportsmen", first published in 1814, is still regarded as one of the best introductions to young people taking up shooting or fishing. He also kept comprehensive diaries which recalled every shot he fired. These diaries are now kept in the Bienecker Rare books Library at Yale University.

Major-General Guy Payan Dawnay bought Longparish House, the sporting estate and farms which went with it in 1919, and it remained in the family until 1989. During the Second World War the house was occupied by the Bank of England. Kit Dawnay became a Colonel in the Coldstream Guards and served as Aide-de-Camp to Field Marshal Montgomery. 'It was a great day when Monty came to inspect the Longparish Home Guard.'

The current owner bought the Estate in 2008, since then they have significantly enhanced the quality and extent of fishing and improved the wider estate.

## Description

Longparish House dates from the 17<sup>th</sup> Century and is listed Grade II\*, as being of historic or architectural importance. It is an attractive whitewashed house with rectangular windows



and prominent straight headed hood moulds. It has understated turrets at either end in the style of a French chateau. Further features include a slate roof, sash windows, French casements to most ground floor rooms and unusual interior panelling with shell ornamentation. Inside, the house is beautifully proportioned, benefiting from high ceilings, the spacious accommodation is arranged over three floors with an extensive lower ground floor.

Longparish has all the attributes of the perfect elegant country house and estate including parkland, landscaped gardens, a swimming pool, tennis court, stable block, paddocks,

cottages and 177 acres of land including 2711 meters (2964 yards) of chalk stream fishing and a fishing lake. The undulating topography and woodland lends itself to a fun family shoot and a couple high chairs for deer, Roe, Fallow and Muntjac scattered throughout.

## Fishing

The River Test runs through the gardens and grounds of Longparish House, providing a serene setting and some of the best chalk stream fishing in the world.

There are over 2711 meters (2964 yards) of excellent fishing, with the main river dividing to give some exceptional double bank fishing on

the mainstream and "backwater", as well as carriers to the south.

The river offers a seamless blend of weirs, glides and riffled water which has been maintained to a very high standard by the River Keeper. The banks and river bed have been managed to promote a healthy habitat for brown trout; the majority of fish are wild and there is limited stocking. The trout fishing season at Longparish has been from 1<sup>st</sup> May to the end of September and is predominantly dry fly fishing. The fish caught usually range from 2-3 lbs, however, considerably larger specimens can be found on the river.

Following the trout season, you will find excellent greyling fishing from October through to the middle of March, extending the season and providing a variety of fishing. The present owners have not fished the river very intensively and to the extent that fishing has been sold, it has been confined to weekdays, always reserving weekends for themselves. Up to eight rods can be accommodated.

The owners have recently updated the fishing huts to beautiful traditionally thatched buildings as well as creating a lake stocked with rainbow and brown trout. This provides a range of fishing for both experienced and less experienced fishermen. The Agents have a detailed plan of the river together with a breakdown of the extent of the fishing which is available on request.











## LONGPARISH HOUSE

There are two entrances, the Main Gate and The Lime Walk, both through fine wrought iron electric gates with brick pillars. The Main Gate leads to a gravel drive that sweeps through open parkland and over a cattle grid to the front of the house with ample space for parking. The Lime Walk is lined with majestic Lime

trees that approaches the east side of the house.

Stone steps lead to double wooden front doors into an impressive Porch entrance area with stone tile floors, providing access into the Grand Hall. Arches at either end give access to staircase halls and pediment doorways lead off the hall into the

principal reception rooms all of which have wonderful views over the garden, parkland and the river.





The Sitting Room is an appealing symmetrical room with twin windows overlooking parkland.

The double Drawing Room is a particularly fine room for entertaining. There is a large bay with a pair of French doors complemented with large windows and an additional three pairs of French doors providing absorbing views over the gardens and the river and access to the terrace and gardens.

The striking Library has French windows to the terrace, shelved cabinets with cupboards under and ranges of book shelves.

The Dining Room duplicates the large bay with a pair of French doors complemented with large windows offering access to, and views over, the gardens and river.











The fully fitted Kitchen with tiled floor includes built-in wooden kitchen cabinets with granite worktops. There is a large island with integrated stainless steel sink, four hobs, and oven. Other appliances include solid fuel burning stove, integrated dishwasher, a number of integrated fridges and an additional oven and sink. Steps lead down to an adjacent Breakfast Room.

From here double glazed doors and steps lead down to the Rear Hall with a quarry tile floor, access to the lower ground floor and a door to the gravelled parking area. A spacious corridor

gives access to the Cloakroom with twin basins and two separate WC's and the Pantry. The south east staircase hall provides access to a Cloakroom, Store Room and a lobby to the garden.

### *Lower Ground Floor*

The house has an extensive lower floor, which is accessed from the rear hall. Steps lead down into a Billiard Room.

Further rooms include an Office, Rod Room and adjacent secure Gun Room, Storage Rooms, Boiler Room, Plant Room, Workshop

and Laundry Room. There are also impressive Wine Cellars with vaulted ceilings with alcove brick shelving.

### *First Floor*

The first floor is approached by staircases at either end of the Great Hall, with moulded oak hand rails and turned balusters. The south west staircase leads to Mezzanine Floor with double aspect Study and a Housekeeper's Room.

The impressive Principal Bedroom Suite (Bedroom 1 on floorplan) enjoys views over the

garden and river. The Bedroom incorporates a Dressing Room, separate WC and an en suite Bathroom. A door then leads through to a further Dressing Room.

Bedroom 2 overlooks the parkland in front of the house, the room includes a built-in wardrobe and steps up to an en suite.

Bedroom 3 has wide views over the gardens and towards the river, features include an attractive cast iron fireplace, built in wardrobe and an en suite Bathroom.

Bedroom 4, with views of the Arbitrarium and gardens, incorporates a bay window with French doors to a small balcony, further features include panelled walls and built-in wardrobe. A door leads through to a Dressing Room with a separate further door to the landing and en suite Shower Room.

Bedroom 5 has a built in wardrobe and benefits from an en suite Bathroom.

### *Second Floor*

On the second floor is a fully functioning Kitchenette. Bedroom 6 is an appealing twin room with exposed beams, partly pitched ceiling, a basin and built-in wardrobe. Bedroom 7 and Bedroom 8 each have a basin and built-in wardrobe. Bedroom 9/Playroom is a large room with exposed beams, sky lights and built-in cupboards. A family bathroom, which services the bedrooms on this floor has a WC, basin and a panelled bath. There is a separate WC located between bedroom 6 and 7.



## Groom's Flat

At the south east end of the house lies a self-contained flat, fitted over three floors. Although it is attached, there is no access to the main house and its private entrance is via a large wooden door with steps up into a fully fitted Kitchen/Breakfast Room with wooden floor, double bowl sink, oven, hobs, dishwasher and integrated fridge/freezer.

A Staircase leads up to a half landing with a door that steps down to the garden. The stairs continue up to the first floor Bedroom and Bathroom. On the second floor there is a dual aspect Sitting Room with far reaching views.

### Groom's Flat - First Floor



First Floor



Groom's Flat - Ground Floor

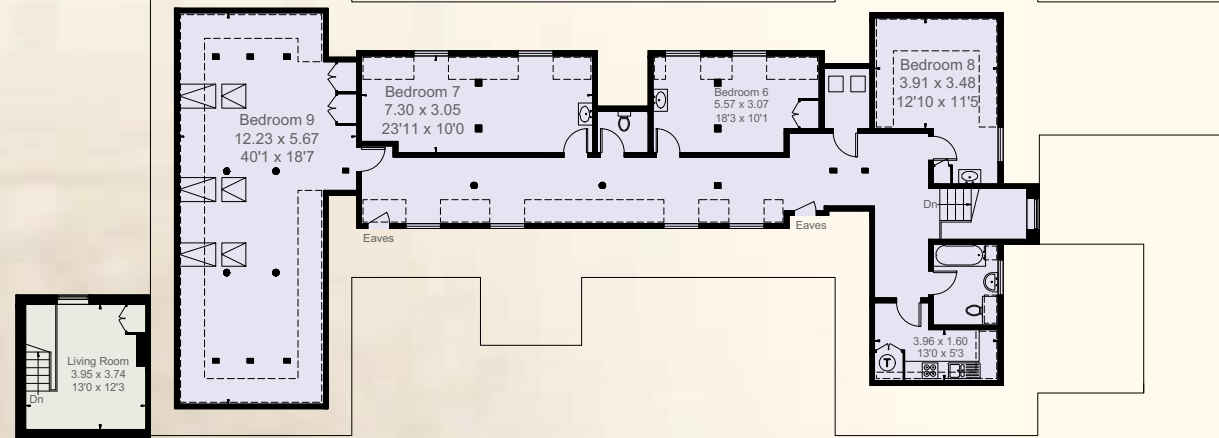
Ground Floor

NOT TO SCALE  
For Identification Purposes Only.

Mezzanine



Groom's Flat -  
Second Floor



Approximate Gross Internal Area = 1014.2 sq m ~ 10916 sq ft

Lower Ground Floor = 282.3 sq m ~ 3038 sq ft

Groom's Flat = 64.5 sq m ~ 694 sq ft

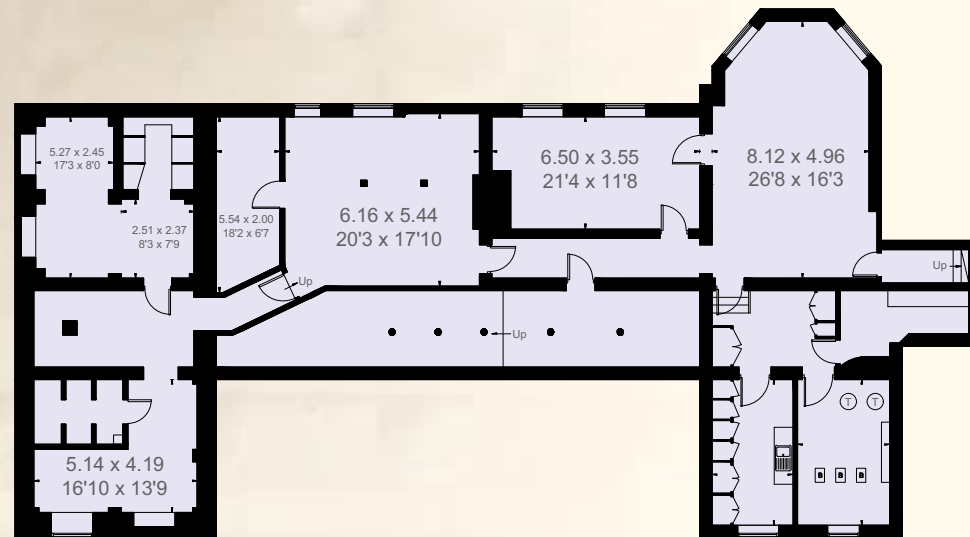
Garage = 74.0 sq m ~ 796 sq ft

Stores = 38.4 sq m ~ 413 sq ft

Total = 1473.4 sq m ~ 15859 sq ft



Second Floor



Lower Ground Floor





## GARDENS & GROUNDS

The landscaped gardens form a fine setting for the house. A stone terrace with cast iron balustrading and wide steps lead down to a broad gravelled path with lawns beyond, extending to the River Test.

To the north east of the house is a Rose Garden with dwarf brick walls and an attractive shrub garden with mature bushes including magnolia, mahonia, acer and flowering cherries as well as established delicious pear, fig and apple trees trained on the wall. Beyond, the outdoor heated swimming pool is partly walled and has a paved surround.

The pool area is well sheltered by the Wild Garden to the east of the house, which has a variety of trees including yew, beech, chestnut and sycamore. There is a small orchard under planted with spring bulbs to the south of the house, adjacent to the hard tennis court which is enclosed with fencing and sheltered by surrounding vegetation.

To the north west of the house, adjacent to both entrance drives, are a pair of level post-and-rail pasture fields extending to about 7 acres. These provide the house with a Parkland setting including a variety of trees such as lime, beech, chestnut and sycamore. On the western bank of the Test is a riverside pasture field with a variety of parkland trees.











An island, bounded by the River Test, lies to the south east of the house and is accessed over a wooden footbridge. The island is made up of water meadows with mixed woodland to the south containing poplar and willow plantations to the north.

The Fishing on the River Test comprises about 644 meters (704 yards) of single bank and 2,067 meters (2,260 yards) of double bank on the main stream of The Test. It is conveniently accessible, either directly from the lawn or well-tended paths and bridges. The Lake has 345 meters of bank and can have a small rowboat.





Dairy Cottage

Dairy Cottage EPC



No 1 and 2 Cowleaze Cottage

## THE COTTAGES

### Dairy Cottage

Accessed either via a spur off the main drive or through the stable yard, Dairy Cottage is an attractive single storey brick building that was formerly the dairy. The accommodation comprises of an Entrance Hall, Sitting Room with a wood burning stove, Kitchen/Dining Room, 3 Bedrooms and a Family Bathroom. Attached is the Woodshed and Garage which could be converted to another cottage or integrated into the residential accommodation, subject to necessary planning consent. Planning consent has been granted for updating the Dairy Cottage and Stable Area.

The cottage has a well maintained enclosed garden that is laid to lawn, interspersed with various shrubs.

### No 1 & 2 Cowleaze Cottages

An attractive pair of semi-detached thatched cottages believed to date from the 17<sup>th</sup> Century, of timber framed and brick construction. The cottages are situated on the southern side of the secondary drive and are Grade II Listed.

The accommodation in both cottages comprises an Entrance Lobby leading to a Sitting Room, Dining Room, rear Lobby leading to a recently refurbished Bathroom, a fully equipped Kitchen on the ground floor and two double Bedrooms on the first floor.

The rear garden is partly fenced and partly hedged. The area is laid to lawn with a small patio and barbecue area.

Number 1 Cowleaze Cottage is occupied by the River Keeper and No 2 Cowleaze is let on an Assured Shorthold Tenancy (AST).





No 1 and 2 Cowleaze Cottage



## Outbuildings

The attached outbuildings can be approached via a covered archway from the house and comprise of a secure Machine Room, outside WC, Staff Room, Oil Room and Generator.

The Garage Block is of brick construction under a tiled roof providing garaging for four cars.

The Chapel can be found to the north east of the house. It is a single story brick building clad with roses, and currently used as a Fishing/Shoot Room. Inside is an open plan layout including a Sitting Area with a wood burning stove and French doors to the garden and Dining Area with exposed beams and built in servery.

A charming Grade II Listed Granary can be found 100 yards to the south west of Longparish House. Dating back to the 18<sup>th</sup> Century, the Granary is a bricknoggged timber-



The Garage



The Granary

frame on saddle stones, with a ½-hipped tile roof. The two storey building has electricity and is currently used for storage.

## Stables

The Stables can be accessed several ways; via a gated entrance found immediately before the front gates, through the parkland field in front of the house, or from the gravel parking area. The painted concrete block stable building consists of 6 Loose Boxes, a Feed Store, Tack Room with Saddle Racks, plumbing for a washer/dryer, stainless steel sink, and a built in cupboard with shelving.

There is an all-weather outdoor Ménage opposite the stables. There are two additional wooden stables in the front pasture. The estate and surrounding countryside offers some fantastic riding.



The Chapel



The Chapel









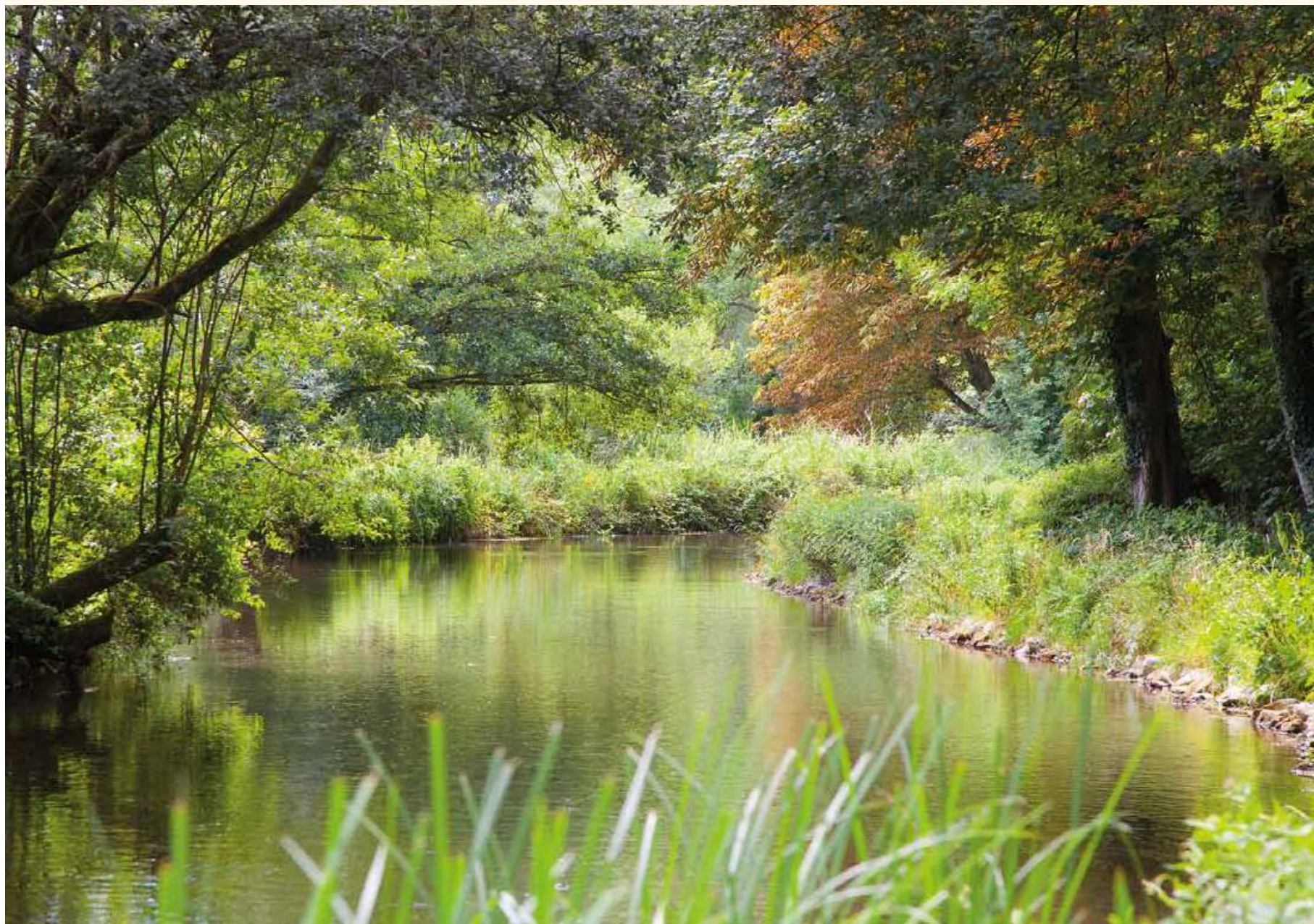


## FISHING & WATERMEADOWS

This area of land to the south of the Estate is predominately picturesque water meadows with areas of mixed woodland, rich in wildlife, with two access points onto the public lane. Part of the main river, known as 'The Blackwater' running through the land is best known and there are other excellent but more challenging sections throughout the Estate. There are 2,067 meters (2,260 yards) of double and 644 meters (704 yards) of single bank on the main stream and carrier stream offering a great variety of dry fly fishing for all abilities.

The Lake is at the south boundary of the Estate and has vehicle access through a locked gate and private pedestrian access over a bridge of the river. The Lake offers rainbow and brown trout.













## FARMLAND & WOODLAND

There is approximately 104 acres of arable and pasture and about 54 acres of woodland. The land is attractive and rolling in nature and one of the large arable fields and its surrounding woodland forms the northern views from the house. The arable land is farmed under a contract farming agreement.







## SHOOTING

The current owners have enjoyed 8 family days each year shooting bags between 80 and 120 depending on the experience of the guns. The gentle walking shoot consists of 8 drives, the first two drives are primarily duck with some pheasant and the rest of the day pheasant with some partridge and occasional pigeon. The drives are set up around the river and the woods on the hill providing an exceptional setting which is enjoyed by all guns and guests. The recent completion of the Lake allows for further development of duck shooting if required.

Although now disused, two high seats have been historically maintained in woods on the hill and by the river. The Estate has Roe, Fallow and Muntjac deer.









## GENERAL REMARKS & STIPULATIONS

### *Method of Sale*

The Estate is offered for sale by private treaty as a whole.

### *Title*

The freehold title to the Longparish Estate is registered at the Land Registry under five title numbers, HP464369, HP394722, HP661912, HP705813 and HP723950. The official copy and title plan for these are available from the agent.

### *Sporting Rights, Woodland, Timber and Minerals*

The Sporting Rights over the property are in hand and are included in the sale, as is all standing timber and minerals in so far as they are owned.

### *Employees*

Where appropriate, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertaking (Protection of Employment) Regulations (TUPE). Details of current employees and the identity of the Gardener and River Keeper can be obtained from the selling agents.

### *Designations and Listed Buildings*

The village of Longparish is within a Conservation Area. Longparish House is Grade II\* listed as well as Cowleaze Cottages and the Granary are Grade II listed as being of historical or architectural importance.

### *Planning*

Dairy Cottage is subject to an Agricultural Occupancy Restriction as defined by Section 290 (1) of the Town and Country Planning Act 1971. The River Test, Moors Woodland and Field No 8469 are designated Sites of Special Scientific Interest.

The property is offered subject to any development plans, Tree Preservation orders, Town Planning schedules or resolutions which may or may not come into force. The purchaser(s) will be deemed to have full knowledge and satisfy themselves as to the provisions of any such matters affecting the property.

### *Easements, Wayleaves and Rights of Way*

The property is sold subject to, or with the benefit of, all existing rights of way whether public or private including wayleaves, easements, covenants, restrictions and obligations whether referred to in these particulars or not. Public rights of way and permissive paths are indicated on the sale plan and an area of land at the north east is designated common land and therefore accessible to the public.

### *Uplift Clause*

There is an uplift clause benefiting a former owner in the event of development of all of the land in title no HP705813 and HP723950. Further information is available in the data room.

### *Ingoing Valuation*

Depending upon the date of completion, in addition to the purchase price, the Purchaser(s) will take and pay for by valuation upon completion, as appropriate (plus VAT where applicable); consumable stores and fuel remaining on the property, growing crops, cultivations and fertiliser and chemicals applied.

### *Tenure*

Longparish House is for sale with Vacant Possession on completion subject to the following occupancies:

Property	Tenancy
Longparish House	Vacant
Groom's Flat	Vacant
1 Cowleaze Cottage	Service Occupancy (River Keeper)
2 Cowleaze Cottage	AST
Dairy Cottage	Service Occupancy (Gardener)

### *Fixtures and Fittings*

A detailed schedule of the fixtures and fittings included in the sale is available from the agent.

### *Local Authorities*

County - Hampshire County Council,  
the Castle, Winchester, SO22 4AE.  
Tel: 0300 555 1375

District - Test Valley District Council, Beech  
Hurst, Weyhill Road, Andover, SP10 3AJ.  
Tel: 0124 368 000

### *Basic Payment Schemes and Grant Schemes*

The land is registered with the Rural Payments Agency (RPA) and Basic are claimed annually. The entitlements relating to the property will be transferred after completion. The vendor will retain the 2017 claim in full. The vendor will use all reasonable endeavours to support the transfer of entitlements to the purchaser(s) with effect from the date of completion.

### *Environmental Stewardship Scheme*

The land has not been entered into any Environmental Stewardship Schemes.

### *Boundaries, Areas, Schedules and Disputes*

The boundaries are based on Ordnance Survey data and are therefore for reference only. The purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party for compensation in respect thereof.

Should any dispute arise regarding the boundaries or on the general remarks and stipulations, particulars, schedules, plans or the interpretation of any of them, such questions shall be referred by the selling agents whose position acting as experts will be final.



### *Services*

**Longparish House:** mains electricity (Southern Electricity) with an automatic generator backup, mains drainage, oil fired central heating.

**Cowleaze Cottages:** mains electricity, private drainage, oil fired central heating.

**Dairy Cottage:** mains electricity, mains drainage, oil fired central heating.

**Stables:** mains electricity, mains drainage.

**Granary and Woodshed:** mains electricity.

### *EPC*

Longparish House, 1 and 2 Cowleaze Cottage are exempt from an EPC Rating.

The Dairy Cottage has an EPC rating of E.

### *Viewing*

Viewings are to be arranged strictly by prior appointment with the selling agent.

### *Farming*

The land is currently being farmed under a contract farming agreement. The agreement is assignable to the buyer and the agreement is available to view in the data room.

### *Data Room*

A comprehensive data room has been produced. Login details are available upon request to seriously interested parties only please.



### *VAT*

Any guide price quoted or discussed is exclusive of VAT.

### *Solicitors*

Forsters LLP 31 Hill Street London W1J 5LS

### *Important Notice*

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken in 2017 and earlier.  
Particulars 2008 and 2017.



**Savills ~ London**  
33 Margaret Street  
London  
W1G 0JD  
**+44 (0)207 409 8882**  
Alex Lawson  
alawson@savills.com ~ lover@savills.com

**Savills ~ Winchester**  
Jewry Chambers  
44 Jewry Street  
Winchester SO23 8RW  
**+44 (0)1962 834 052**  
George Syrett  
gsyrett@savills.com ~ chris.beer@savills.com





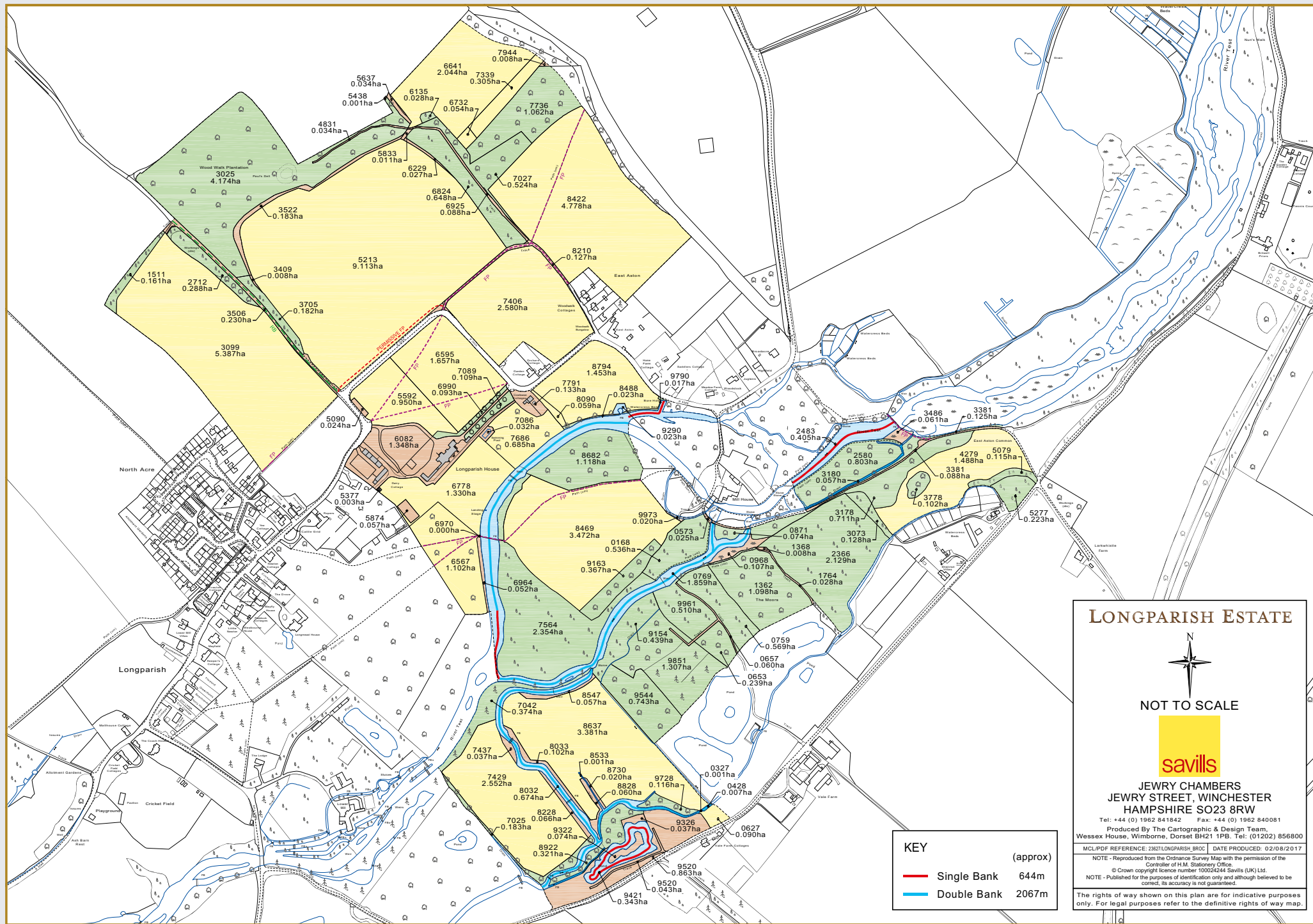




THE  
LONGPARISH ESTATE  
Hampshire

*Estate Plan*





## LONGPARISH ESTATE



NOT TO SCALE



**JEWRY CHAMBERS**  
**JEWRY STREET, WINCHESTER**  
**HAMPSHIRE SO23 8RW**  
Tel: +44 (0) 1962 841842 Fax: +44 (0) 1962 840081

Produced By The Cartographic & Design Team,  
Wessex House, Wimborne, Dorset BH21 1PB. Tel: (01202) 856800

MCL/PDF REFERENCE: 23627/LONGPARISH BRCC DATE PRODUCED: 02/08/2017  
NOTE - Reproduced from the Ordnance Survey Map with the permission of the  
Controller of H.M. Stationery Office.  
© Crown copyright licence number 10002444 Savills (UK) Ltd.  
NOTE - Published for the purposes of identification only and although believed to be  
correct, its accuracy is not guaranteed.

The rights of way shown on this plan are for indicative purposes  
only. For legal purposes refer to the definitive rights of way map.

KEY		(approx)
<span style="color: red;">—</span>	Single Bank	644m
<span style="color: blue;">—</span>	Double Bank	2067m



**savills.co.uk**

**Savills ~ London**

33 Margaret Street  
London  
W1G 0JD

**+44 (0)207 409 8882**

Alex Lawson

alawson@savills.com ~ lover@savills.com

**Savills ~ Winchester**

Jewry Chambers  
44 Jewry Street  
Winchester SO23 8RW

**+44 (0)1962 834 052**

George Syrett

gsyrett@savills.com ~ chris.beer@savills.com