

KINGFISHER LODGE

LONGSTOCK • STOCKBRIDGE • HAMPSHIRE • SO20 6DW



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A STUNNING RIVERSIDE HOUSE WITH EXTENSIVE FRONTAGE TO THE FABLED RIVER TEST
AND STUNNING VIEWS OVER THE WATER MEADOWS

ACCOMMODATION

Entrance hall • Drawing room • Dining Room • Kitchen/breakfast room • Study • Garden room • Conservatory • Utility room • 2 cloakrooms
Principal bedroom with bathroom and balcony • 3 further bedrooms, 2 with adjoining bath/shower rooms • Double garage • Glasshouse • Garden store
557ft of river Test frontage, fishing rights of 105 ft • In all approximately 2.57 acres



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SITUATION

Kingfisher Lodge is situated in the heart of the popular Test Valley village of Longstock in some of Hampshire's most attractive rolling countryside, close to the market town of Stockbridge. This pretty Test-side village is extremely sought after and known for its delightful pub/hotel, The Peat Spade. The delightful town of Stockbridge is only ½ a mile distant, providing a range of day to day requirements as well as pubs, restaurants, hotels and galleries. The cathedral city of Winchester is approximately 12 miles to the east, providing a more extensive range of shopping and recreational facilities. Salisbury is approximately 15.4 miles to the west.

There are numerous good private schools in the area with prep schools including Farleigh, Norman Court, Twyford and Pilgrims, and public schools including Winchester College, Marlborough College, St Swithun's School and Godolphin's at Salisbury.

Communications within the locality are excellent, access to the M3 at junctions 8 and 11 providing fast links to London, the M25, Heathrow Airport and the M27 to the South Coast. To the north the A303 provides an excellent route to the West Country, and also the A34 with its links to the Midlands. There are numerous opportunities for train services at Grateley, Andover and Winchester, with services to London Waterloo taking approximately 57 minutes. Southampton International Airport is nearby with an increasing international flight network.

DESCRIPTION

This beautiful 18th Century Grade II listed property was subject to an extensive refurbishment program during the clients tenure and is now offered in first class condition with a wealth of period and character features. The house was extended and improved using the finest quality materials with superb joinery and oak timber framing playing a major role in the creation of the most modern section of the house, blending perfectly with the period original.

The property is approached through a timber gate leading to a tarmac driveway, which leads down to a large parking and turning area adjacent to the detached double garage. A dwarf brick and flint wall separates the driveway from the formal gardens with a paved pathway with steps and wrought iron handrail leading to the front door.

The drawing room is an excellent room with a large feature fireplace with fitted wood burner, beamed ceilings and double aspect with windows to the front over the garden and to the rear. The dining room is a good size again with a feature fireplace and beamed ceilings, superb oak joinery and oak flooring. From the dining room a door provides access to the study, there's a staircase leading to the first floor and door through to the garden room.





The garden room is exceptionally attractive with double doors leading out onto a timber decked area which overlooks the river Test and its wonderful water meadows. This room works perfectly alongside the decking area as a garden room for all day entertainment. The study again benefits from beautiful views over the river. A separate door to outside and a beautiful range of fitted office furniture including a desk and display shelving.

The kitchen breakfast room is wonderfully appointed with a bespoke fitted kitchen, granite work surfaces over and a range of first class appliances. The room is further complimented with a limestone tiled floor and beautiful oak framed construction. There are double doors that open out onto a rear terrace and a glass panelled door that leads through to an oak framed glazed conservatory. A utility room and two cloakrooms completing the ground floor accommodation.

The principal bedroom is approached by an oak staircase leading to a landing with fitted wardrobes and door that leads through to the bedroom. The bedroom has a charming vaulted ceiling, oak flooring and timber framing, exposed oak beams. A door leads to a large and beautifully fitted adjoining bathroom with separate walk-in shower freestanding bath and double doors to lead out onto a balcony. There are two further double bedrooms one with an adjoining shower room and one with a bathroom. The fourth bedroom is approached from a separate staircase from the drawing room.

OUTSIDE

The property is approached over a tarmacadam driveway leading to a large parking and turning area in front of the cottage and double garage. The gardens to the property are exceptional, enjoying the frontage to the river Test of approximately 557 feet with the cottage itself having fishing rights over 105 feet. The formal gardens benefit from stunning views over the river and across water meadows, an idyllic position complementing the charming gardens. The formal gardens are beautifully tended with wide and extensively stocked herbaceous flowering shrub borders leading to manicured lawns which run down to the riverbank. To the eastern side of the house is a superb timber decked area overlooking the river, a stunning spot for alfresco dining adjacent to the garden room of the property. A terrace runs along the northern side of the house adjacent to the conservatory.

From the formal gardens, an attractive mature hedgerow separates the gardens into three further areas, a wildlife and river garden, orchard and kitchen garden. The wildlife and riverside garden is absolutely charming with a mature large lily pond with wooden bridge and small fishing lodge. The kitchen garden and orchard area are mature, the kitchen garden being well organised. There is a large Victorian style glass house and separate detached timber garden store. This side of the garden can be accessed separately through vehicular access from a neighbouring property.





FISHING RIGHTS

The property benefits from fishing rights of approximately 105 feet through the formal gardens of the house. The Houghton Club has fishing and hunting rights on the opposite bank but also the Riverside and Wildlife area of the garden. The Houghton Club is possibly the most exclusive fly fishing club in the UK, with 13 miles of fishing on the river Test and only approximately 30 members. Membership is by invitation only.

TENURE

Freehold.

SERVICES

Mains water (borehole) and electricity, private gas (LPG tank), private drainage.

OUTGOINGS

Council Tax Band- G

POSTCODE

SO20 6DW

LOCAL AUTHORITY

Test Valley Borough Council

ENERGY PERFORMANCE

Full Energy Performance Certificate available by request

VIEWING

Strictly by appointment with Savills.





Kingfisher Lodge, Longstock, Stockbridge, Hampshire, SO20 6DW

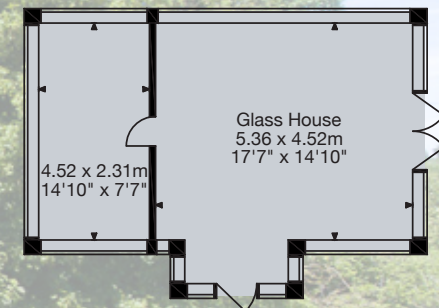
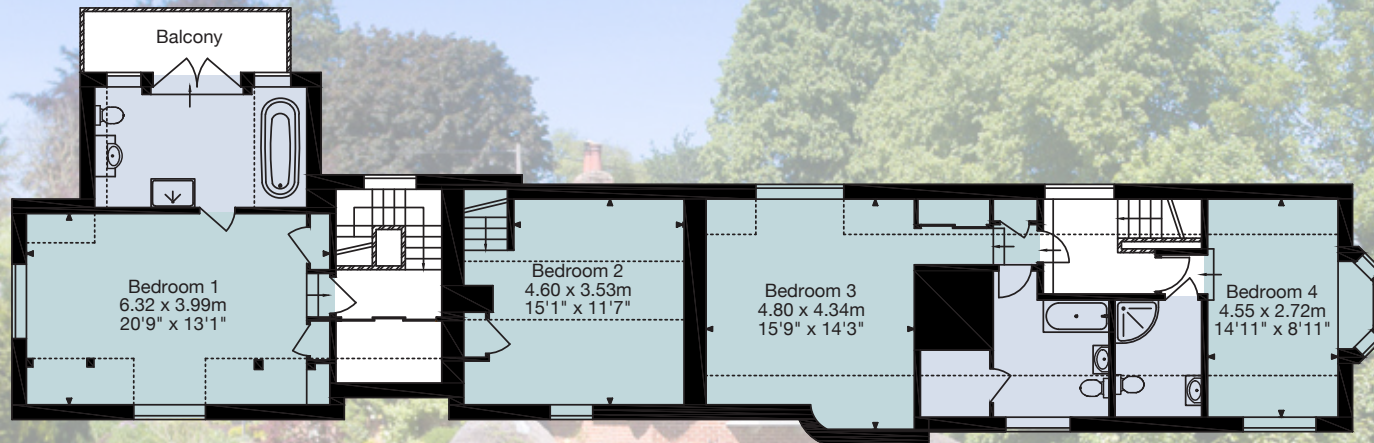
Gross Internal Area (Approx)

Main House 323 sq m/3,486 sq ft

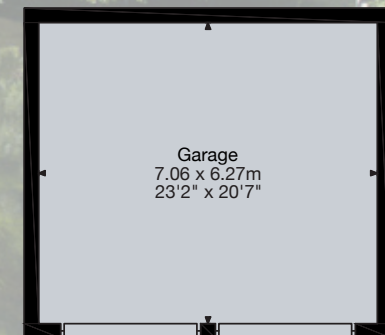
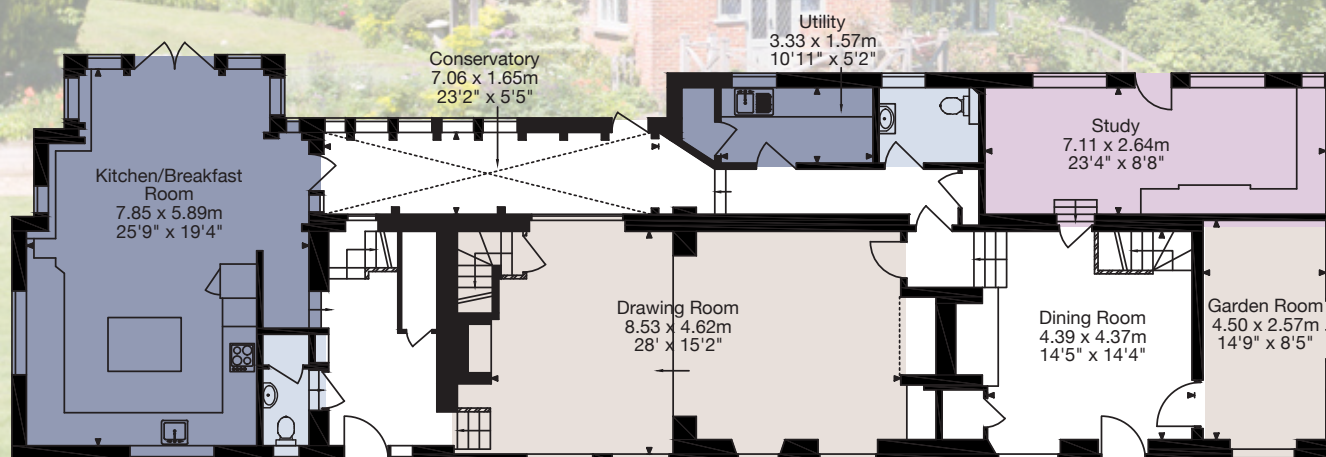
Garage 44 sq m/477 sq ft

Outbuildings 65 sq m/700 sq ft

Total Area 431 sq m/4,639 sq ft



Outbuildings



Garage

Important Notice

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