

Upper Mill House

MONXTON • HAMPSHIRE



savills





Upper Mill House

MONXTON, HAMPSHIRE SP11 8AP

Andover 5 miles (London Waterloo from 67 minutes) • Salisbury 16 miles • Winchester 17.5 miles
Newbury 19 miles • Central London 72 miles
(Distances and times approximate)

*A well designed country house, privately set in about
25 acres of exceptional gardens and grounds*

Reception hall, Drawing room, Dining hall, Study, Cinema room, Kitchen/breakfast room, Cloakroom
Master bedroom with dressing room and en suite bathroom, 4 further en suite bedrooms, Studio, Office, Laundry room

Indoor swimming pool with shower room

Cottage

Open plan living room with kitchen, 2 bedrooms, bathroom

Outbuildings

Large double garage, garden stores, plant room

Gardens and Grounds

Tennis court, Terraces, Gardens, Orchard, Woodland, Pasture, Streams

About 25 acres in total

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YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF THE TEXT

SITUATION

Upper Mill House is located on the outskirts of the popular Hampshire village of Monxton, within the beautiful countryside of the Test Valley. Local amenities including a primary school and public house are found in the neighbouring village of Amport. The area offers many excellent recreational activities including walking, riding and fishing on the renowned River Test.

Andover provides a comprehensive range of amenities including four supermarkets and a railway station with regular, direct trains to London Waterloo. The historic cathedral cities of Salisbury and Winchester are also within easy reach. The A303 provides good road access to London and the West Country and links with the A34 for north-south connections. Southampton Airport is just over 30 miles away and London Heathrow 55 miles.

The area is known for its well-regarded preparatory and public schools including Farleigh, Rookwood, Twyford, Cheam, Winchester College, St Swithun's, Godolphin and Marlborough College. There are also grammar schools in Salisbury.

DESCRIPTION

Upper Mill House is a contemporary country house, completed in 2008 and set in a secluded, private location. The house has timber-clad elevations under a tiled roof and has been built to make the most of its exceptional, waterside setting with south-westerly views over the gardens and grounds. It is well-presented throughout and has been finished to an extremely high standard with the highest quality materials and fittings.

The front door opens into a reception hall which leads directly through to a spacious dining hall with French doors opening onto the surrounding terrace. The adjacent drawing room has the finest double aspect over the gardens, French doors to the terrace and an open fire with a Jetmaster fireplace.







The reception hall leads around, passing a well-appointed study with bespoke cabinetry and a cinema room with an Epson projector and screen to access the kitchen/breakfast room. The kitchen is by Smallbone of Devizes with a range of Burr maple cabinets, granite worktops and appliances by Sub Zero, Wolf and Miele. There is a substantial walk-in larder and further French doors to the terrace. Adjacent to the kitchen is the back door, cloakroom and link through to the indoor swimming pool.

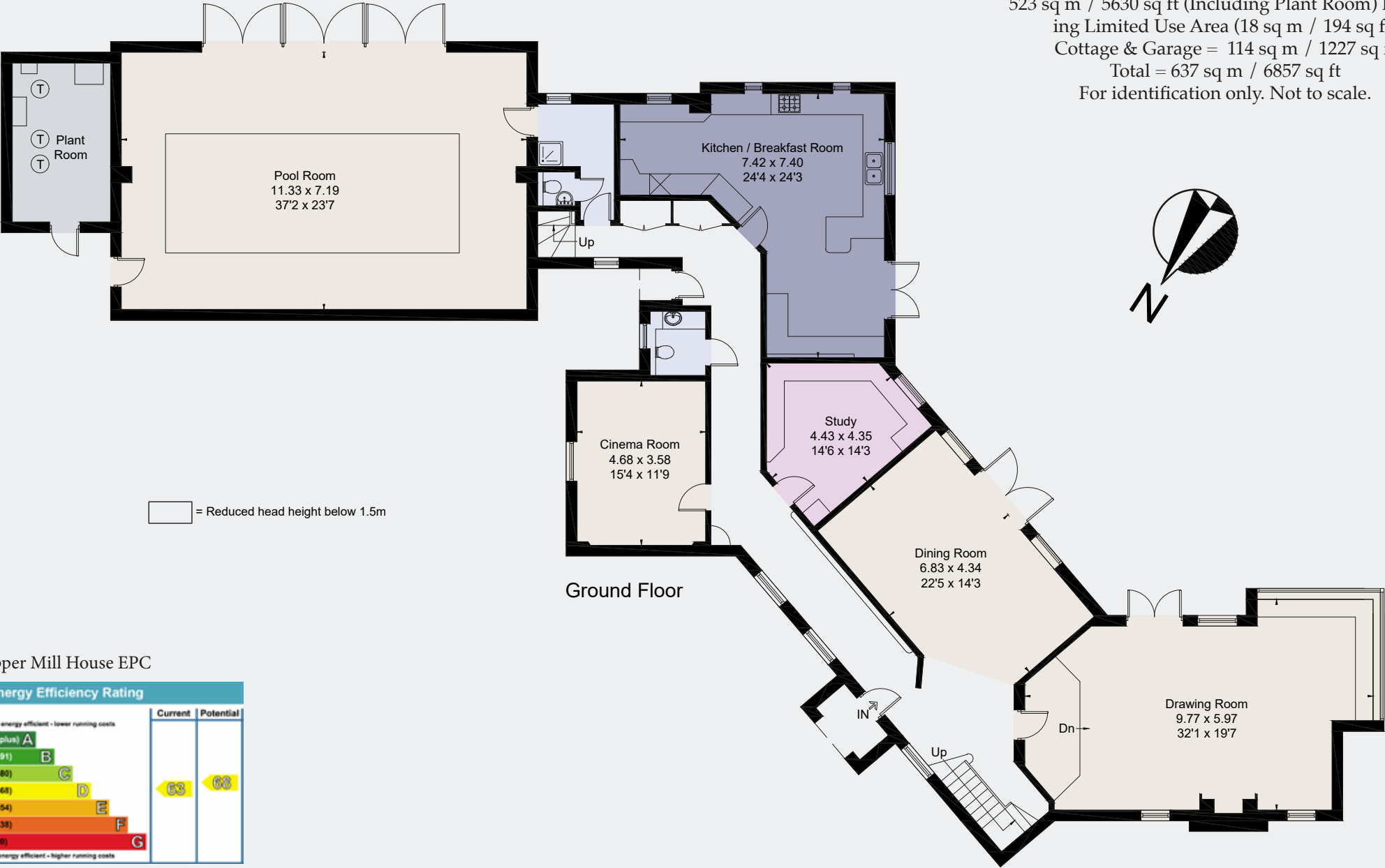
On the first floor there are five double bedrooms, each of which has an en suite bath or shower room. The spacious master bedroom enjoys the best of the views over the gardens, with a triple aspect and a Juliet balcony. There is a substantial dressing room with bespoke wardrobes and a well-appointed en suite bathroom. There is a first floor laundry room, a studio and an office overlooking the indoor pool. There is a secondary staircase to the ground floor.

The indoor swimming pool has been beautifully designed with elegant Travertine stone flooring, an arched ceiling with feature lights, a current machine and triple glazed doors opening onto the terrace. There is a changing area with a shower and cloakroom.

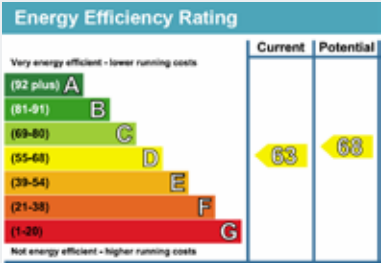


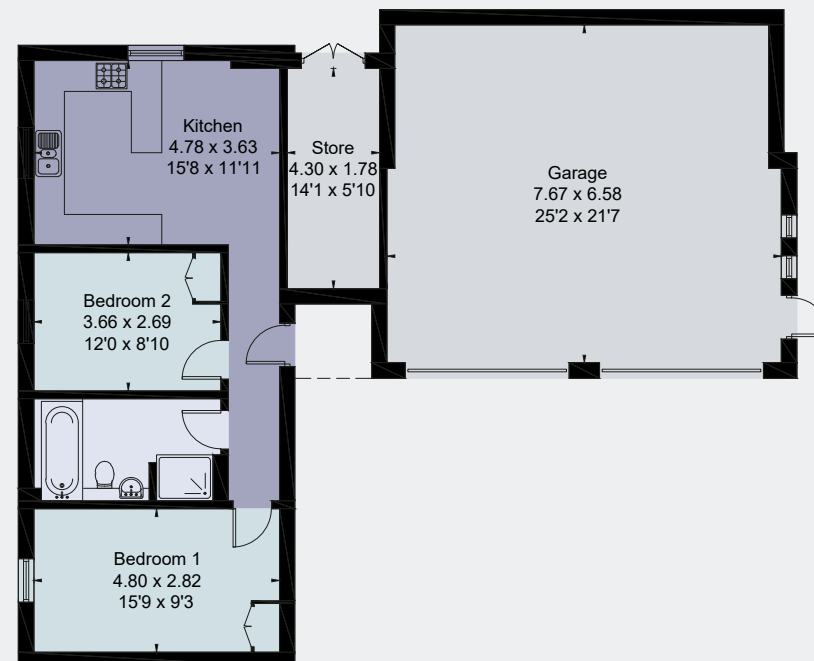
Upper Mill House

Gross Internal Area (approx)
 523 sq m / 5630 sq ft (Including Plant Room) Including Limited Use Area (18 sq m / 194 sq ft)
 Cottage & Garage = 114 sq m / 1227 sq ft
 Total = 637 sq m / 6857 sq ft
 For identification only. Not to scale.



Upper Mill House EPC





Cottage
(Not Shown In Actual Location / Orientation)

Cottage EPC







THE COTTAGE



COTTAGE/OUTBUILDING

THE COTTAGE

Across the driveway from the main house and adjacent to the garage, the cottage is well-appointed with an open plan living room/kitchen, two double bedrooms and a bathroom. It is ideal as additional guest accommodation, staff or a dependant relative.

OUTBUILDINGS

There is a substantial double garage with electric doors and an adjacent garden store.

GARDENS AND GROUNDS

Upper Mill House is approached via impressive security gates which open onto a gravel tree-lined driveway. The driveway leads through pastureland, which has a parkland feel with traditional estate fencing and specimen trees. There is a gravel parking and turning area in front of the house with the cottage and garaging located to the north east of the house.

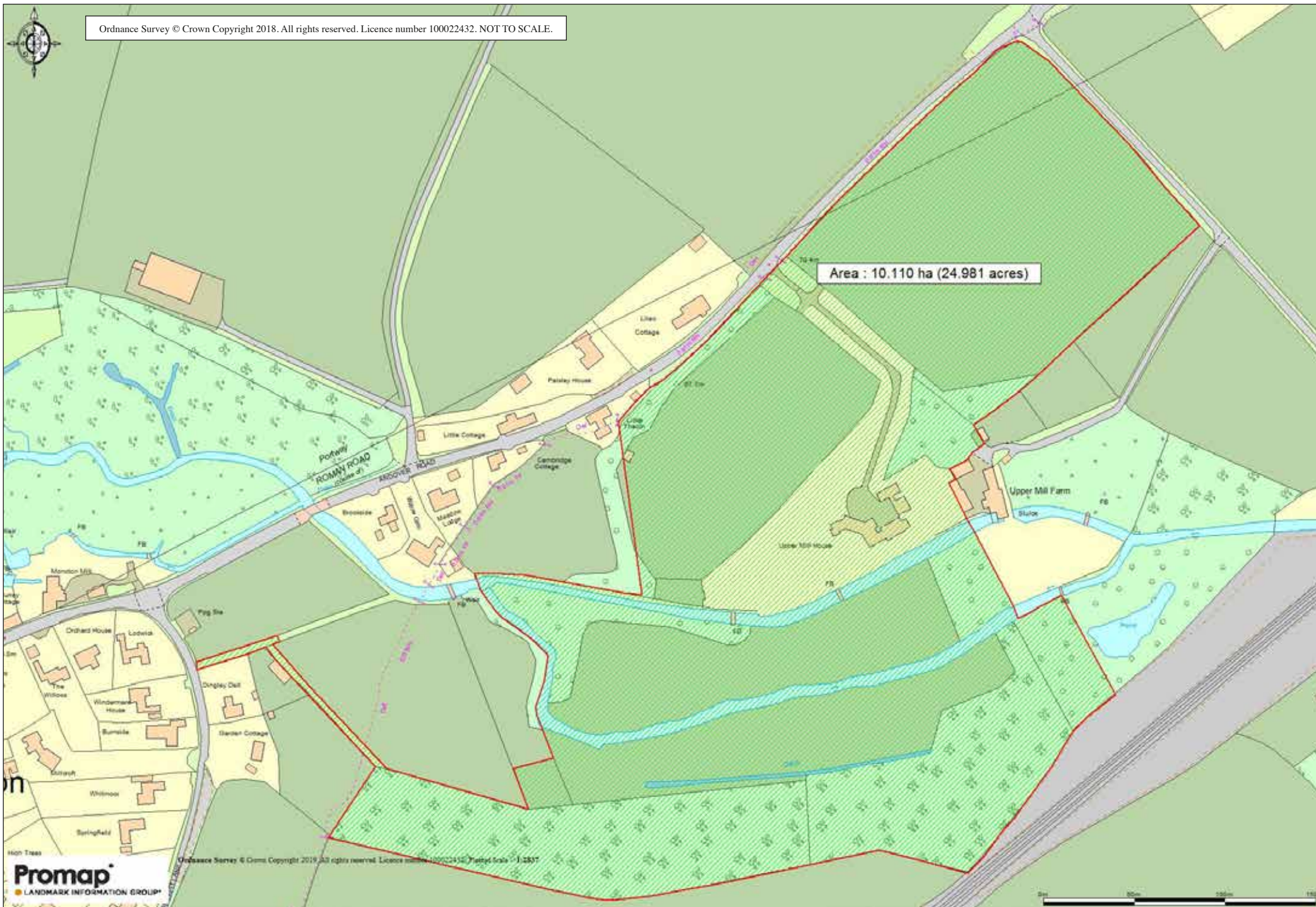
The formal gardens are predominantly located to the south and west with sweeping lawns framed by mature trees and the two streams of Pillhill Brook, a tributary of the River Test. To the rear of the house and enjoying a southerly aspect is a large stone terrace, ideal for entertaining and accessed from all the principal reception rooms. The terrace is surrounded by beautifully stocked, mature beds and borders enhancing the fabulous, elevated setting.

There is a pretty timber foot bridge crossing the nearest stream which creates a focal point and allows access to the wider waterside grounds and woodland beyond. A second bridge allows for machinery access. Within the gardens to the west is a small orchard and a kitchen garden with a glasshouse and raised beds is located to the east, adjacent to the tennis court. The tennis court is tucked-away, surrounded by box hedging.

There are three good blocks of pasture to the north and west of the house, bordering the drive and maintaining privacy from the lane. A grazing licence is in place over the larger two fields and there is a water supply and field shelter.









GENERAL REMARKS AND STIPULATIONS

LOCAL AUTHORITY

Test Valley Borough Council

TENURE

For sale freehold with vacant possession upon completion.

SERVICES

Mains electricity and water. Underfloor heating and air conditioning throughout the house with hot water and pool heating provided by air source heat pumps. Private drainage.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

POSTCODE

SP11 8AP

RIGHTS OF WAY, FOOTPATHS AND EASEMENTS

The property is offered subject to and with the benefit of all rights of way, both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

DIRECTIONS (SP11 8AP)

From London take the M3 and then the A303, leaving the dual carriageway at the junction with the A343, signposted Salisbury. Continue over the roundabout by the Wyevale Garden Centre and then take the second turning on the right signposted Abbotts Ann. Follow the road into the village and at the T-junction, by the Eagle Inn turn right. Soon after, opposite the village shop, take the left hand turn signposted for Monxton and at the end of the road turn right through the village. Proceed through Monxton and the driveway for Upper Mill House will be found on the right hand side after a short distance.

VIEWING

Strictly by appointment with Savills.

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