



# WATER COTTAGE

MILL LANE • LITTLE ANN • ANDOVER • HAMPSHIRE • SP11 7NR







Salisbury 17 miles • Winchester 19 miles • Basingstoke 24 miles • Southampton 31 miles • London 72 miles • Andover main line railway station 2.3 miles (London Waterloo 66 mins)  
(all mileages are approximate)

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AN EXCEPTIONAL GRADE II LISTED FAMILY HOUSE IN A STUNNING SETTING ON THE EDGE OF THE VILLAGE WITH 5 ACRES AND 225M FRONTAGE AND FISHING RIGHTS ALONG THE PILL HILL BROOK

## ACCOMMODATION

Reception hall • Drawing room • Vaulted living room with mezzanine area • Garden/dining room • Family room  
Study • Kitchen/breakfast room • Utility room/cloakroom

Master bedroom with en suite bathroom • 5 further bedrooms • Family bathroom • Shower room

Guest annexe with living room/bedroom/kitchen, shower room • Gardens, grounds and meadows extending in all to approximately 5 acres  
Heated swimming pool • Hard tennis court • Off-road parking



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#### SITUATION

The property is situated along Mill Lane in Little Ann, located on the edge of the village of Abbots Ann, which has an award winning shop/Post Office, village hall and playing field, primary school, church and two public houses. Andover, some 1½ miles to the north, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station (6-8 minutes' drive away) providing fast services to London Waterloo (in just over an hour). The cathedral cities of Salisbury and Winchester are within half an hour's drive and there is also good access to Newbury and Basingstoke, as well as excellent road links to London, the Midlands, the South Coast and the West Country via the A34, M3 and A303. There is also an excellent choice of private schools in the area: Farleigh, Cheam, St Gabriel's, Winchester College, St Swithun's and Pilgrims as well as Peter Symonds College in Winchester.

#### DESCRIPTION

Water Cottage is an exceptional Grade II Listed family house situated within beautiful grounds of 5 acres with 225m of river frontage with

single bank fishing rights along the Pillhill Brook. The property, which has been the subject of significant upgrading and extension over the years, also had the thatch replaced in 2019.

The accommodation, which is extensive, is arranged over two floors extending in all to approximately 3100 sq ft, with significant character and great period charm. The property boasts 4 reception rooms including a beautiful drawing room with its large open fireplace with stone surround and exposed timbers. The living room is an impressive large, light and airy room. There is a separate family room and study. The kitchen/breakfast room is of a very good size and opens into a large family/breakfast area. There is also a garden room, timber framed with glazed elevations which overlooks the gardens towards both the pond and river. Completing the ground floor accommodation is a utility/cloakroom, 2 bedrooms and a ground floor shower room.

On the first floor there is a large master bedroom with en suite bathroom, 3 further bedrooms and a family bathroom.

#### OUTSIDE

The property is approached through a 5-bar gate off the village lane into a large gravelled driveway providing a significant amount of parking. The gardens themselves lie to the south-east of the cottage and are mainly laid to lawn surrounded by trees and high hedging. There is a split level flagstone terrace to the side of the cottage which is south-facing.

One of the significant features to the gardens is the attractive river and boardwalk. A footbridge leads to a small island with a large pond, with the boardwalk continuing around either side onto the river's edge. Open access at one end leads on to a lovely open meadow with mature trees and hedging to the boundaries. There are attractive areas to sit and fish along the river bank.

There is a heated swimming pool approximately 12m long with paved surround and small pool house. The pool area itself is fully enclosed on all sides by fencing and bordered with trees and shrubs. Beyond the swimming pool is a tennis court and the guest annexe.





The guest annexe is of timber clad construction, open plan and double aspect, comprising a living room/bedroom with kitchenette and shower room with corner shower cubicle, wash hand basin and WC.

#### ACCOMMODATION

See floor plans.

#### TENURE

Freehold.

#### SERVICES

Mains water, electricity and drainage. Oil-fired boiler for heating.

#### OUTGOINGS

Council Tax – Band H.

#### POSTCODE

SP11 7NR.

#### LOCAL AUTHORITY

Test Valley Borough Council.

#### DIRECTIONS

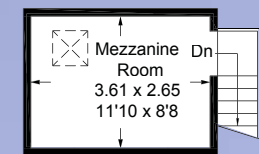
From Stockbridge proceed along the High Street in a westerly direction towards Salisbury. Continue up the hill and turn right across the dual carriageway, signposted Danebury Hill Fort. Proceed for approximately 3.5 miles to the junction with the A343. Turn right and continue for approximately 3.5 miles, turning left to Abbots Ann immediately after the Poplar Farm. Continue through Little Ann and at the sharp 90o bend turn right into Mill Lane, and the property will be found a little further along on the right-hand side.

#### VIEWING

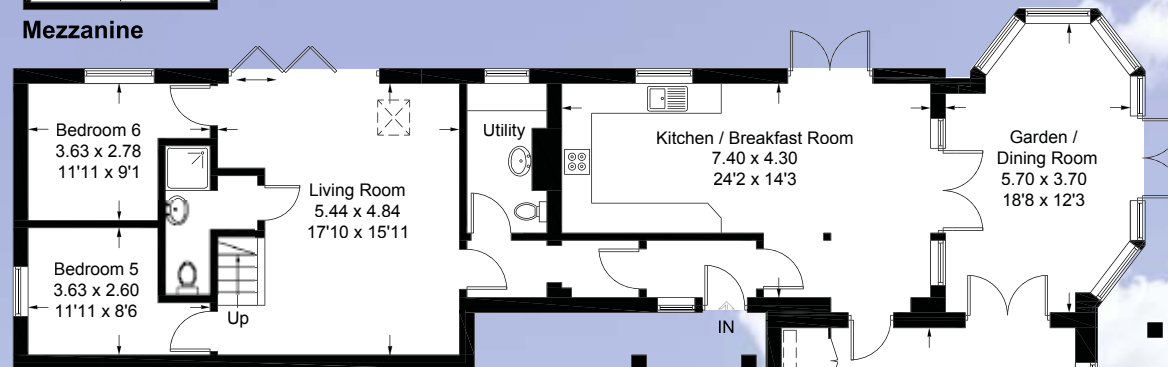
Strictly by appointment with Savills.







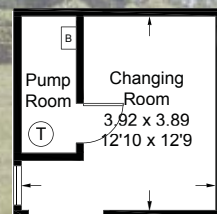
**Mezzanine**



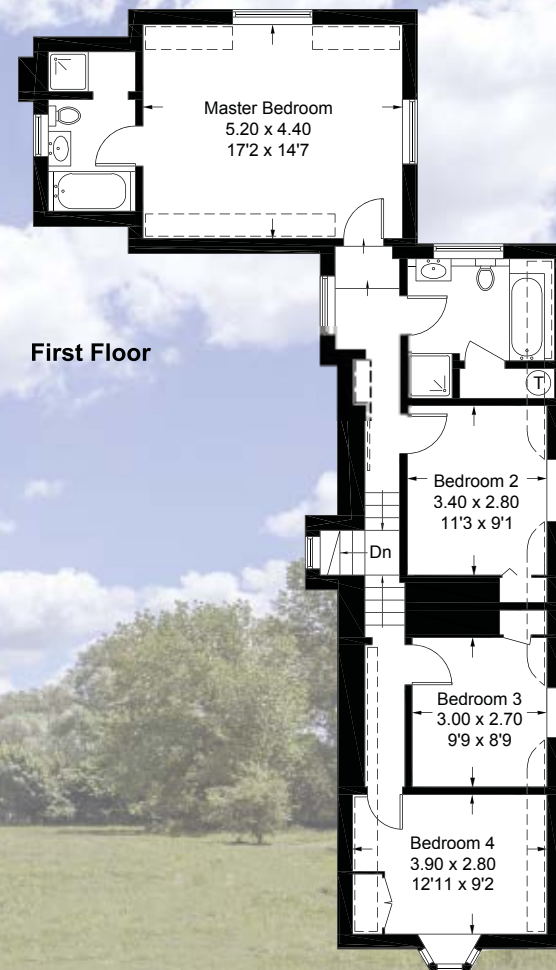
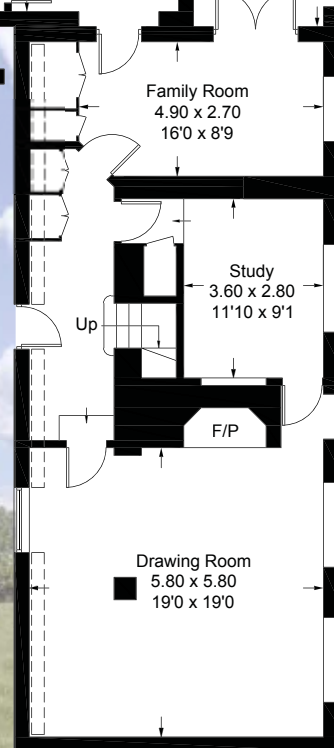
**Ground Floor**



**Guest House**



**Pool House**



**First Floor**

Approximate Gross Internal Area = 276 sq m / 2971 sq ft  
 Mezzanine = 11.4 sq m / 123 sq ft  
 Guest House = 26.4 sq m / 284 sq ft  
 Pool House = 15.2 sq m / 164 sq ft  
 Total = 329 sq m / 3542 sq ft



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