



ROWAN HOUSE

MILL LANE • LONGPARISH • HAMPSHIRE • SP11 6PN





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A DELIGHTFUL DETACHED 5-BEDROOM FAMILY HOME OFFERING FANTASTIC FAMILY ACCOMMODATION
WITHIN MANICURED GROUNDS OF APPROXIMATELY 0.62 ACRES

ACCOMMODATION

- Entrance hall • Drawing room • Dining room • Orangery • Kitchen/breakfast room • Utility • Family room
- Office • Cloakroom • Master bedroom with en suite and dressing area • 4 further bedrooms • Family bathroom
- Double garage • Store/workshop with kitchenette and WC • Shed • Greenhouse • Gardens of about 0.62 acres

EPC = D



Savills Winchester

1 Jewry Street, Winchester,
SO23 8RZ
gmuddle@savills.com
01962 841 842



SITUATION

Rowan House is located in a rural position within the village of Longparish adjacent to open fields and with lovely views. The village, which predominantly lies on the western bank of the River Test, has a population of around 700 residents who enjoy the pretty village environment, which comprises many period houses, a village hall, two public houses, a primary school, village store and post office, cricket club and 13th century church. This thriving community runs various social activities centred around its clubs and organisations. The beautiful surrounding countryside offers various walks including the Test Way and Harewood Forest, which is to the west of the village, together with fishing on the Upper Test. The nearby town of Andover provides various amenities, with the cathedral city of Winchester to the south.

Railway links can be found at Whitchurch (London Waterloo approximately 1 hour) and Micheldever Station, 4.6 miles and 7.7 miles respectively. Road links are excellent with the A303, A34 and M3 all within extremely easy reach.

DESCRIPTION

Rowan House is a fine family home situated in a particularly picturesque location on the edge of the village of Longparish. Set within immaculate grounds which have been thoughtfully landscaped, this detached home offers impressive accommodation. At ground floor, there is an entrance hall which links through to the principal reception areas including a formal drawing room with its central fireplace and outlook through to the front garden.

The kitchen/breakfast room is a well-equipped space with a range of floor and wall mounted units including cupboard and drawer sections with attractive granite work surfaces. From here doors lead into a magnificent open plan dining room and impressive orangery, creating a sensational living space and one which allows a fantastic vantage point from which to admire the stunning gardens. A truly fine layout and one which is particularly conducive to modern day living and those with larger families. A study with range of book shelving also makes for an impressive space from which to work from home. At first floor level, there are five bedrooms including a master bedroom suite with en suite facilities, and the four remaining bedrooms sharing the family bathroom.



OUTSIDE

The property is approached via a gravel drive which provides access to the garaging as well as parking for numerous vehicles. There is an outside gardener's garage with separate cloakroom and kitchenette. The gardens at the front are equally well arranged and thoughtfully laid out, giving a variety of views throughout the year. The more formal gardens lie to the rear of the property and provide a most attractive backdrop as well as a fantastic space for entertaining and everyday recreation. The property is adjoined on one side by fields, which gives it a particularly rural feel and one of great space and tranquillity.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains electricity, water and private drainage.

OUTGOINGS

Council Tax – Band G.

LOCAL AUTHORITY

Test Valley Borough Council.

DIRECTIONS (SP11 6PN)

From Winchester, head north up the A34 and take the junction signposted for Andover and heading west on the A303 towards Salisbury. Take the first exit left, signposted Barton Stacey, and then turn right onto the road heading back over the A303 towards the village of Longparish. Continue along this lane, passing Nun's Walk on the right then turn immediately right into Mill Lane. Follow this lane along where Rowan House will be found on the left-hand side.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

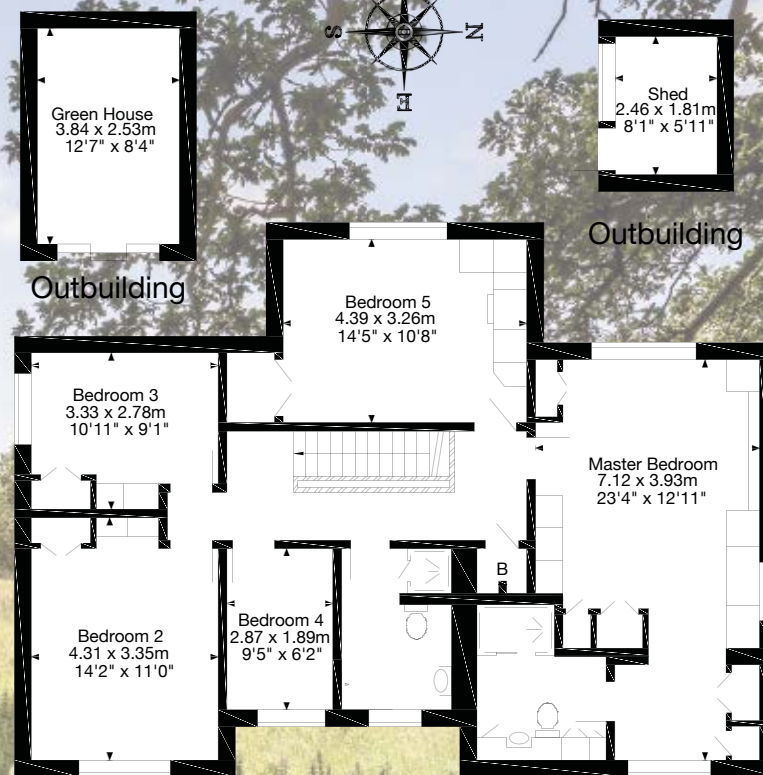
VIEWING

Strictly by appointment with Savills.

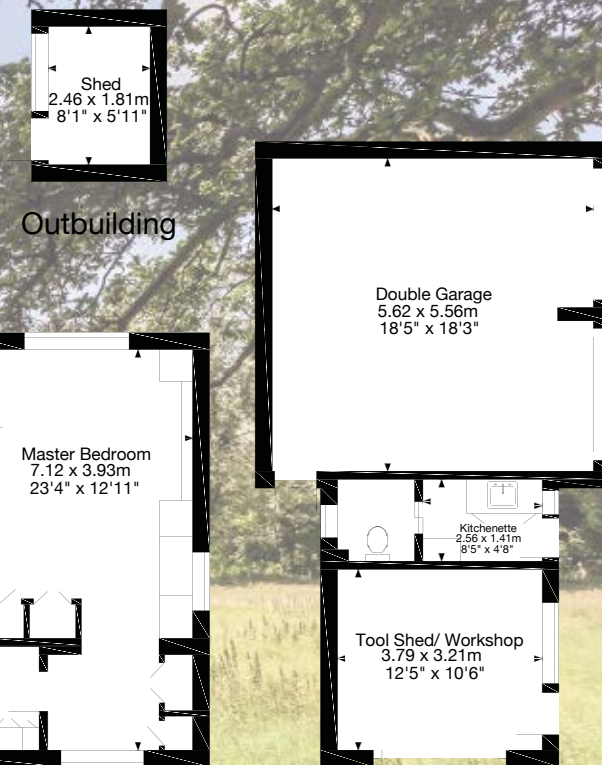




Ground Floor



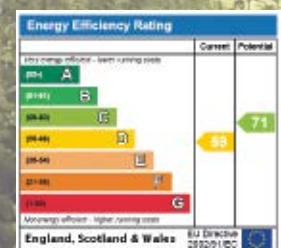
First Floor



Garage/Outbuilding

Main House
2830 Sq Ft - 263 Sq M
Outbuildings
333 Sq Ft - 31 Sq M

Garage
333 Sq Ft - 31 Sq M
Total Area
3496 Sq Ft - 325 Sq M



Important Notice

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