LOT 1 - MAIN HOUSE

- Reception hall
- Drawing room
- Dining room
- Garden room
- Kitchen/breakfast room
- Games room
- Utility
- Lobby
- Playroom
- 7 bedrooms
- Pool house with gymnasium and changing room
- Tennis court
- Garaging
- Stables
- Separate 3 bedroom cottage
- In all about 1.95 acres

LOT 2 - WATER MEADOWS

- Water meadows with Bourne Rivulet available by separate negotiation
- About 19.16 acres

EPC ratings: C & D

- Whitchurch 4 miles (Waterloo 65 minutes)
- Andover 7 miles
- Newbury 10 miles
- Winchester 16 miles
- M3 (junction 8) 13 miles

(All mileages and times are approximate)
**SITUATION**

Bourne Court is located to the South of the village of St Mary Bourne surrounded by attractive open countryside. The village is a thriving community and provides a shop, 2 public houses, a primary school and Church. Nearby Whitchurch provides further shops and more extensive facilities can be found in Andover, Newbury and Winchester.

Transport networks are close to hand with a regular train service to London Waterloo from Whitchurch Station (approximately 1 hour) and Southampton Airport 27 miles to the South. The A34, A303, M3 and M4 are within easy reach, connecting to the national motorway networks.

**EDUCATION**

St Mary Bourne village has a well regarded primary school. There are a number of private schools located within reach of the village including Farleigh, Twyford, Cheam, Horris Hill, St Swithun’s School for Girls, Winchester College, Pilgrims, Princes Mead, Downe House, Marlborough College and Radley.

**SPORT AND RECREATION**

The Bourne Rivulet, that runs through the water meadows opposite Bourne Court, was the inspiration behind Harry Plunket Greene’s seminal work “Where the bright waters meet”. The rivulet holds wild brown trout, a true test for even expert fly fishermen and women. The Rivulet runs into the River Test where further fishing could also be available. Hunting locally is with the Vine and Craven and Tedworth. Race courses within easy reach include Newbury, Salisbury, Goodwood, Fontwell Park, Ascot, Kempton and Sandown. There are Golf courses at Winchester, Andover and Tidworth.

Theatre can be enjoyed in Winchester, Basingstoke or Southampton and Opera at The Grange in Northington (Summer season only).

**DESCRIPTION**

Bourne Court is a substantial family house offering excellent 7 bedroom accommodation over 2 floors, extending in all to approximately 6,500 sq. ft. with an attached annexe. In addition to the house is a further 3-bedroom cottage and adjacent garaging. The main house is offered in first class decorative order with the cottage requiring some updating.

**OUTSIDE**

The gardens to Bourne Court lie predominantly to the southern side, laid mainly to lawn and bordered by mature trees. The swimming pool complex with gym, shower room and changing room can also be found in this area, as can the tennis court which is in good order.
LOT 2
To the West of the Bourne Valley Road is a large area of water meadows extending in all to approximately 19.16 acres, through which the Bourne Rivulet runs.

DIRECTIONS (SP11 6BT)
From the M3 leave the motorway at Junction 8 to join the A303. At Bullington Cross join the A34 North for Newbury. After approximately 4 miles leave the A34 signposted to Whitchurch and when reaching towards the bottom of the slip road take the first left-hand turning. Continue along this road for approximately 1 mile until reaching a T-junction where you will turn left. Take the next turning on your right along the Bourne Valley Road. Continue under the viaduct, past the Bourne Valley Inn on your left-hand side and Bourne Court will be found after a short distance on your right.

TENURE
Freehold.

SERVICES
Mains electricity, water and drainage. Oil-fired central heating.

OUTGOINGS
Council Tax: Bourne Court - Band H, Bourne Court Cottage - Band D

LOCAL AUTHORITY
Hampshire County Council
Basingstoke and Deane Borough Council

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.

FOOTPATHS
The water meadows to the West of the property are subject to public footpaths.

ENERGY PERFORMANCE
A copy of the full Energy Performance Certificate is available on request.
Bourne Court, St Mary Bourne, Andover SP11 6BT
Gross internal area (approx)
Main House 602 sq m/6,478 sq ft
Cottage & Garages 184 sq m/1,982 sq ft
Total Area 786 sq m/8,460 sq ft

Approx. Gross Internal Area
6444 Sq Ft  -  598 Sq M

Andover, SP11 6BT

Drawing Room
28'7" x 20'1"
8.71 x 6.12m

Dining Room
23'11" x 19'11"
7.29 x 6.07m

Utility

Breakfast Room
35'4" x 13'6"
10.77 x 4.11m

Garden Room
23'0" x 11'9"
7.01 x 3.58m

Bedroom 2
17'11" x 14'8"
5.46 x 4.47m

Games Room
35'4" x 14'9"
10.77 x 4.50m

Library
28'7" x 12'7"
8.71 x 3.84m

Ground Floor
Bedroom 4
15'2" x 14'5"
4.62 x 4.39m

Bedroom 3
14'8" x 10'6"
4.47 x 3.20m

Bedroom 5
14'6" x 10'9"
4.42 x 3.28m

Master Bedroom
20'3" x 13'4"
6.17 x 4.07m

Dressing Room
11'8" x 10'10"
3.56 x 3.30m

First Floor
Sitting Room
17'2" x 12'5"
5.22 x 3.78m

Dining Room
12'10" x 10'6"
3.91 x 3.20m

Garage
15'5" x 9'0"
5.00 x 2.74m

Double Garage
17'10" x 17'2"
5.44 x 5.24m

Stable
17'5" x 10'1"
5.32 x 3.08m

Stable
13'1" x 10'8"
4.00 x 3.24m

Kitchen
12'10" x 6'0"
3.90 x 1.84m

Cottage Ground Floor
Bedroom 1
12'4" x 12'0"
3.76 x 3.36m

Bedroom 2
13'3" x 10'10"
4.04 x 3.31m

Bedroom 3
12'0" x 5'5"
3.66 x 1.65m

Cottage First Floor

Important Notice
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