

DOWN HOUSE

ABBOTTS ANN DOWN • ANDOVER • HAMPSHIRE • SP11 7BX



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A MAGNIFICENT RECENTLY RENOVATED DETACHED VICTORIAN FARMHOUSE

ACCOMMODATION

Reception hall • Drawing room • Sitting room • Study • Dining room • Entertaining kitchen • Family kitchen/breakfast room
Utility room • Boot room • Cloakroom

Principal bedroom with dressing room and shower room • 2 further bedroom suites with shower rooms
2 further first floor double bedrooms • Family bathroom • 2 loft rooms • Box room • Cellars

Garage with studio over • Large garden store with covered terrace

In all about 2.2 acres

EPC = E



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SITUATION

The Down House is situated between Stockbridge and Salisbury in the picturesque Test Valley. The nearby village of Abbots Ann has an award-winning shop, primary school, nursery school and two public houses, a thriving and picturesque community.

Stockbridge offers more a comprehensive range of facilities with a variety of local shops, galleries and interesting boutiques. It also has an excellent range of restaurants and public houses and first class local amenities including a church, doctor's surgery, and both primary and secondary schools. Situated with excellent access to the cities of both Winchester and Salisbury, the area is renowned for its excellent schooling with Godolphins in Salisbury, Farleigh School literally a few minutes away, access to Cheadle to the north and Winchester to the east with its range of schooling establishments including Winchester College, St. Swithun's

School for girls, Pilgrims and the highly regarded Peter Symonds College.

The area is renowned for its country sports with excellent riding, walking and, of course, fly fishing on the world-famous River Test and its tributaries. The south coast is nearby, as is the New Forest.

DESCRIPTION

The Down House is a most attractive period farmhouse of early Victorian origins, offering substantial family accommodation of an excess of 5000sq. ft. The property benefits from all of the period features typical of a house of this era with beautifully proportioned rooms and high ceilings. Indeed the house has been subject to an exacting refurbishment project with period features enhanced by modern influences.

The property is approached through a welcoming reception hall. There are four principal reception rooms, a superb drawing room with doors to outside and a large feature fireplace with fitted wood burner, a separate sitting room with a stone fireplace and large bay window with window seat, and a good sized study, again with wood burner. The dining room is an atmospheric room, perfect for entertaining and this room opens up into the entertaining kitchen. The 'entertaining' kitchen is Smallbone and features high quality appliances including Fisher Paykel and Miele. The functionality of the entertaining kitchen is to be able to cook whilst maintaining contact with guests. The family kitchen/breakfast room lies beyond, again fitted beautifully with quality appliances including Miele, a built-in pizza oven and a central island. Bi-fold doors open out onto the west facing terrace. Completing the ground floor accommodation is a boot room, boiler room and ground floor cloakroom. The





property also benefits from a good sized cellar with wine store and two large rooms.

On the first floor, the principal bedroom suite benefits from a dressing room and adjoining shower room. There are two further bedroom suites, each with adjoining showers, two further double bedrooms and a family bathroom. On the second floor there are two rooms and a box room.

OUTSIDE

The property is approached over a gravel driveway through electric gates leading up to the front of the property and a large parking and turning area. The driveway continues down the side of the house next to the garage with studio over.

The gardens to the front and side of the house are mature laid to lawn and are separated from the rear garden by a magnificent cob wall with tiled top. There are areas of terrace to the side of the house, off the entertaining kitchen and family kitchen/breakfast room and the terrace continues adjacent to the wall in the rear garden, bordered with shrub and flower beds. Gardens to the rear are mainly laid to lawn, there is a large concrete hardstanding. Also in the rear garden is a detached garden store with covered terrace suitable for any number of purposes and perfect for conversion to a home office.

GARAGE

The property benefits from a garage with double doors to the front and stairs leading up to studio above.

TENURE

Freehold.

SERVICES

Mains water and electricity. Oil-fired central heating.

POSTCODE

SP11 7BX

OUTGOINGS

Council Tax: Band G.

LOCAL AUTHORITY

Test Valley Borough Council.

ACCOMMODATION

See floor plans.

ENERGY PERFORMANCE

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

VIEWING

Strictly by appointment with Savills.









Down House, Abbots Ann Down, Andover, SP11 7BX

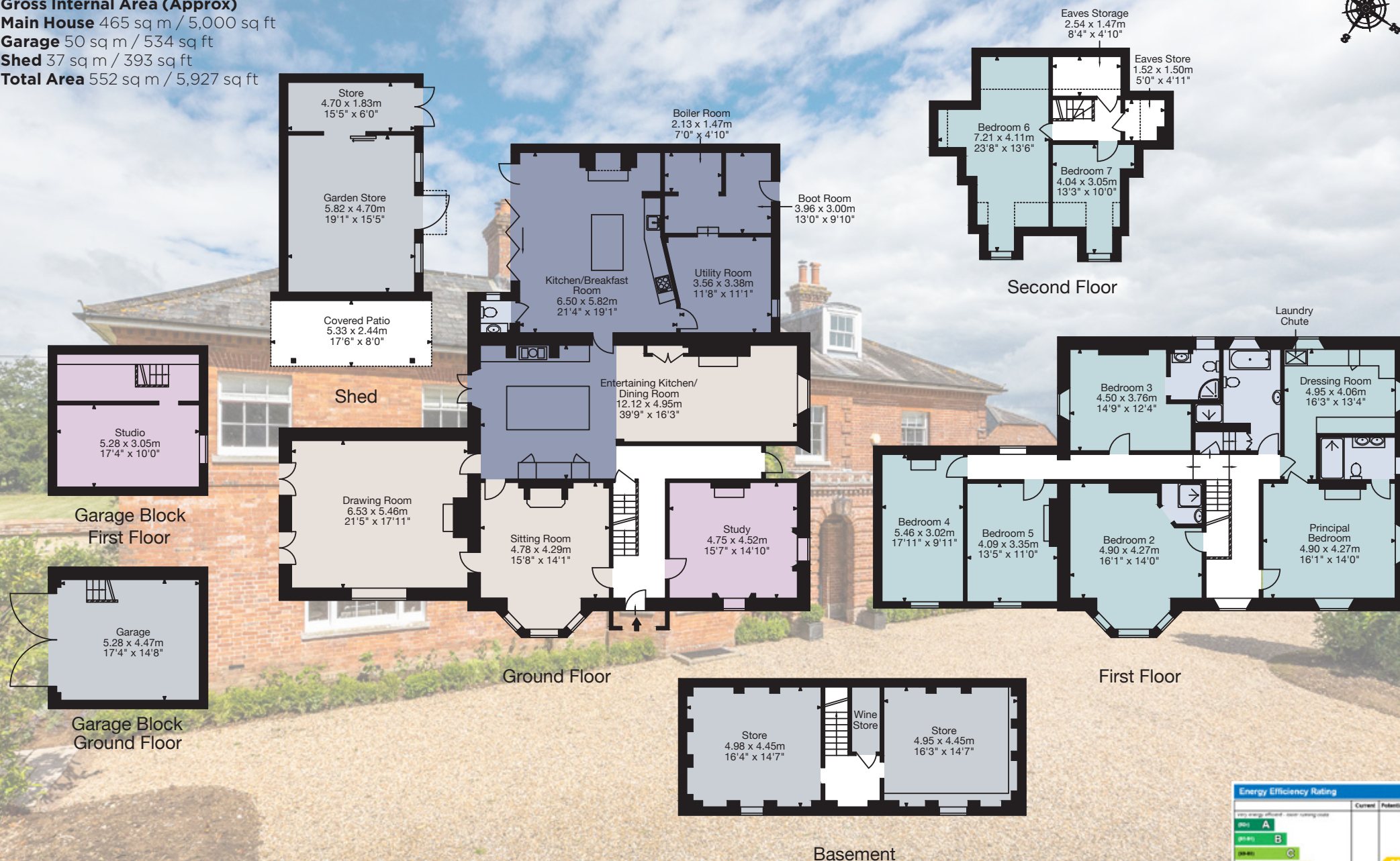
Gross Internal Area (Approx)

Main House 465 sq m / 5,000 sq ft

Garage 50 sq m / 534 sq ft

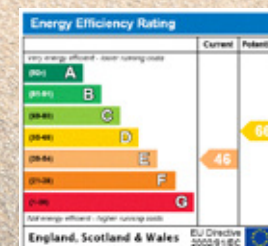
Shed 37 sq m / 393 sq ft

Total Area 552 sq m / 5,927 sq ft



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