



**EVANS & PARTRIDGE**

**HOME FARMHOUSE**  
**NEWBURY HILL**  
**PENTON MEWSEY, HAMPSHIRE**







**Home Farm House  
Newbury Hill  
Penton Mewsey  
Andover  
Hampshire SP11 0RW**



**An imposing detached village house with comprehensive and characterful accommodation including five bedrooms and a beautiful recently replaced kitchen/breakfast room, standing in attractive walled grounds approaching one acre and a range of outbuildings, quietly situated on the edge of this popular village**

**Stockbridge 10 miles   Newbury 16 miles   Winchester 20 miles   Salisbury 19 miles   London 73 miles**

***Andover main line railway station 2 miles (London Waterloo 65 mins)***

**Offers invited around £1,400,000 for the freehold**

**VIEWING IS STRICTLY BY APPOINTMENT**

**EVANS & PARTRIDGE**

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Tel. 01264 810702   [www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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# HOME FARM HOUSE, NEWBURY HILL, PENTON MEWSEY, ANDOVER, HAMPSHIRE SP11 0RW

ENTRANCE HALL • MAIN RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • SITTING ROOM  
FAMILY ROOM / STUDY • GAMES ROOM • OPEN PLAN KITCHEN / BREAKFAST ROOM • UTILITY ROOM • LAUNDRY • CELLAR  
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM • FOUR FURTHER BEDROOMS • FAMILY BATHROOM • ATTIC ROOMS  
RANGE OF OUTBUILDINGS • GENEROUS PARKING • GARDENS AND GROUNDS EXTENDING TO ABOUT 0.84 ACRES

## DESCRIPTION

A substantial and handsome Grade II Listed house constructed of attractive brick and flint elevations beneath a thatched roof standing in a 0.84 acre plot that is mainly enclosed by high cob walling, together with a useful range of timber outbuildings comprising car ports, loose boxes, work room and stores. There is a cottage garden, formal garden (with ample marquee space for garden parties) and a kitchen garden on either side of a central vine covered pergola. The comprehensive accommodation comprises a reception hall with cloakroom, five reception rooms, excellent kitchen/breakfast room with walk-in larder, utility, laundry and wine cellar. On the first floor the principal bedroom has a dressing area and large en suite bathroom, there are four further bedrooms and a family bathroom as well as a series of loft rooms on the second floor that have not been converted but offer scope (subject to consent).

## LOCATION

The property is situated within the Conservation Area of Penton Mewsey which has a church, public house, bus services, cricket and tennis clubs, stables, and a village hall which hosts a number of activities such as keep fit classes and an amateur dramatics group. In the nearby villages, Hatherden has a primary school and Weyhill has a range of facilities, including a restaurant and shop, a beautiful church, a garage, the Pink Olive restaurant and two public houses. In the restored Fair Ground there is a craft centre and the excellent new Rosebourne garden centre complex is nearby. The town of Andover, just 3 miles away, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London (Waterloo is just over the hour). Access to the A303 is about a mile away, providing excellent routes to London on the one hand and the West Country on the other. The cathedral cities of Winchester and Salisbury are around 20 miles away, Newbury is 17 miles to the north and Basingstoke 25 miles away to the east. The New Forest and South Coast can be reached in about an hour.

## ACCOMMODATION

Ornate PORCH Wood panel part glazed front door leading into:

ENTRANCE HALL Exposed floor boards. Ceiling timber. Radiator within decorative case. Opening into main reception hall. Two doors into drawing room.

MAIN RECEPTION HALL Panel door opening into tiled rear entrance porch (used as the main entrance) with exposed timber supports, tiled floor. Coir mat at threshold. Oak effect flooring. Ceiling light point. Turning staircase with balustrade to side, half landing with pendant light point above rising to main floor, alcove with coats hooks, boot storage and door into understairs storage cupboard. High leaded light with secondary glazing to rear aspect. Panel doors to dining room, open plan farmhouse kitchen/breakfast room and cloakroom.

CLOAKROOM White suite comprising wash hand basin with tiled splash back and low level WC. Oak effect flooring. Towel radiator. Small window to rear aspect.

DRAWING ROOM (*Impressive dual aspect reception room*) Open brick fireplace with quarry tiled hearth, exposed beam above. Recess to either side of chimney breast, one shelved with cupboard beneath. Sash window with shutters to front aspect. Small pane glazed double doors opening onto the rear cottage garden. Exposed ceiling beam and framework to one wall. Wall lights. Panel door into games room.

DINING ROOM Open fireplace with stone hearth. Sash window with shutters to front aspect. Walk-in china cupboard. Wall lights. Exposed ceiling beam and floor boards.



### OPEN PLAN FARMHOUSE KITCHEN / BREAKFAST ROOM *(Recently refitted)*

Central island with leather effect granite top. Inset stainless steel sink and mixer tap/drinking water tap, with integrated dishwasher, recycling bins, cupboards and drawers beneath. Further similar granite work surfaces with upstand and range of pastel colour washed high and low level cupboards and drawers incorporating larder cupboards. Oil fired two oven Aga with traditional double hob and two oven electric Aga built into former fireplace with ceramic tiled splash back, exposed beam and oak display sill above. Large recess for fridges and/or freezers. Walk-in larder. Exposed ceiling beam. Two pendant light points. Picture windows with granite sills to front and rear aspects. Amtico limestone effect flooring. Space for large table. Radiator within decorative case. Antique pine door into inner hall. Hatch concealing stairs to wine cellar. Further pine door into utility room.

INNER HALL Secondary front door with ornate porch. Ceiling light point. Coat hooks. Small pane double doors opening into:

SITTING ROOM *(Cosy reception room)* Open brick fireplace with quarry tiled hearth and shelved recesses to either side. Two windows to front aspect. Exposed chamfered ceiling beam. Wall lights. Door to:

UTILITY ROOM Belfast sink unit on brick plinths. Roll top work surfaces with cupboards above and beneath. Recess for fridge and freezer. Coat hooks. Ledged and braced door to walk-in larder and second staircase. Ceiling light point. Window to rear aspect.

GAMES ROOM Space ideal for games/gym equipment, cupboard to side with meters/fuse box, shelving beneath. Two ceiling down lighters. Ledged and braced latch door into laundry. Open doorway into:

FAMILY ROOM / LARGE STUDY *(Dual aspect)* Cottage window at gable end. Further window to front aspect. Two ceiling down lighters. Exposed wainscoting to one wall. Additional opening into games room.

LAUNDRY Roll top work surface with stainless steel sink unit and drainer, tiled splash back, cupboard beneath. Recess and plumbing for washing machine. Alcove with tiled sill. Recess for dryer with slatted shelf above. Cupboard housing lagged copper cylinder with fitted immersion. Panel door leading into cottage garden. Ceiling light point.

### FIRST FLOOR

SPACIOUS LANDING Long landing featuring exposed timbers with ample space for furniture. Two windows overlooking rear garden. Access via ladder through hatch into loft rooms. Eaves storage spaces. Second staircase descending to ground floor. Doors to:

#### PRINCIPAL BEDROOM SUITE

Dressing Room: Window to rear aspect. Ceiling light point. Door to hallway leading through to bedroom and bathroom.

Bedroom: *(Large dual aspect double bedroom)* Windows to front and gable end. High ceiling. Wall lights. Large arched mirror with built-in wardrobe cupboards to either side.

Principal Bathroom: White suite comprising four claw roll top cast iron bath with mixer tap/hand held shower attachment. Burlington wash hand basin on stand, cupboard beneath, mirror fronted cabinet with light above. Low level WC. Frameless glass screen with opening into wet area with power shower with overhead and hand held shower attachments. Window to front aspect. Towel radiator. Ceiling light point. Extractor fan.

BEDROOM TWO *(Large double bedroom)* Small pane sash window to front aspect. Exposed ceiling timber. Wall light point. Built-in wardrobe cupboard to side of chimney breast (offering scope to create an en suite, if required, subject to consent).

BEDROOM THREE *(Large double bedroom)* Exposed ceiling beam. Pendant light point. Sash window to front aspect. Built-in wardrobe cupboard.

BEDROOM FOUR *(Double bedroom)* Picture window to front aspect. Wardrobe. Pendant ceiling light point.

BEDROOM FIVE (Good size single bedroom) Window to front aspect. Cupboard to side of chimney breast.

FAMILY BATHROOM White suite comprising panelled bath with wall mounted Mira Sport electric shower and curtain rail. Wash hand basin on stand, cupboard beneath, tiled splash back, glass shelf and mirror above. Low level WC. Towel radiator. Leaded window to gable end.

## **OUTSIDE**

The property fronts onto a quiet village lane with box hedge to the front boundary. Two white washed picket gates lead to the two front doors. Shingle/shrub borders. Three mature espalier pear trees. Wide vehicular access between pillared brick walling onto shingle driveway with box hedging to one side, buxus topiary balls to other side. Decorative wrought iron gate leading onto further driveway bordered by box hedging. Mature walnut tree. Substantial gravelled area providing generous parking for numerous vehicles. Raised flower border.

OUTBUILDINGS L-shaped range of timber clad buildings beneath corrugated iron roofing. Covered walk-way with light and ornate gate in cob wall opening into cottage garden and leading to house.

Garden Store

Double Car Port Light and power connected.

Large Workshop (Former foaling box) Light and power connected.

Three Loose Boxes (Two of which are used for storage, the third has been converted into a work room with oak effect flooring, LED down lighters, work surface with stainless steel sink unit and cupboards beneath.

Hay Store Door to rear into cottage garden.

Greenhouse (3.75m x 2.0m)

REAR COTTAGE GARDEN Walled and completely secluded. Shingle path leading to rear porch. Level areas of lawn to either side. Pergola. Herb garden. Veranda area with door leading into side garden.

Door into store housing oil fired boiler. Outside tap. Well stocked rose and flower borders.

SIDE GARDEN Enclosed by box hedging to front boundary. Mature apple and yew tree. Lawned area.

UPPER KITCHEN GARDEN AND FORMAL GARDEN Two ornate weeping pear trees. Opening within beech hedge beneath brick pillared pergola covered with grape vine into kitchen garden area comprising raised beds, fruit trees, soft fruit area and compost area. Further opening into the formal garden which is completely secluded and enclosed on all sides by high cob walling. Large central circular lawn and surrounding gravel paths. Shrubs and specimen trees. Further area of upper garden is laid to lawn and enclosed by high walling with mature shrubs and Indian Bean Tree.

## **SERVICES**

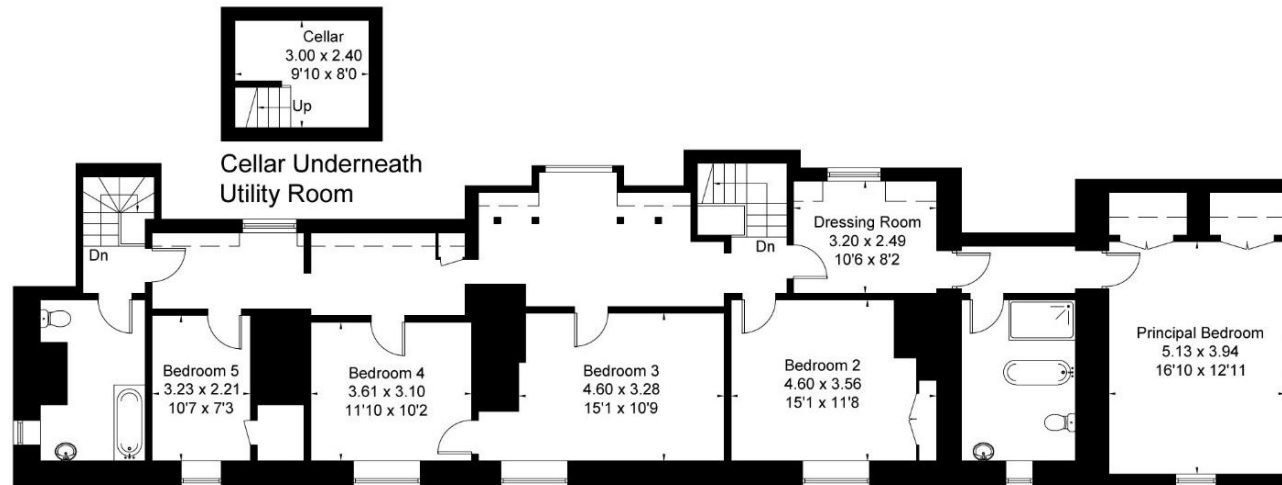
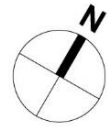
Mains water, electricity and drainage. Oil fired central heating. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

**DIRECTIONS** POST CODE SP11 0RW.

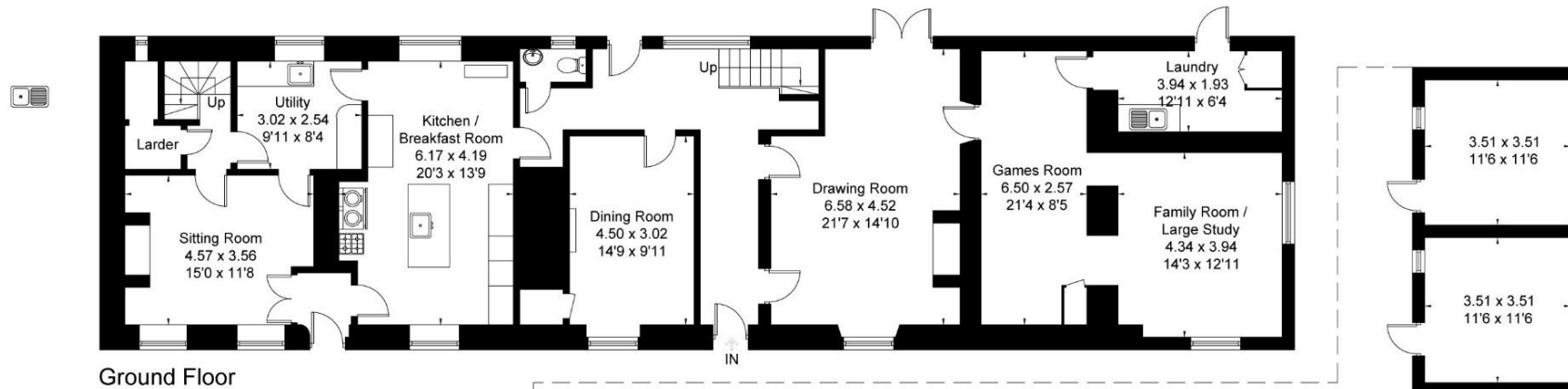
Approximate Floor Area = 364 sq m / 3926 sq ft

Stables = 87 sq m / 939 sq ft

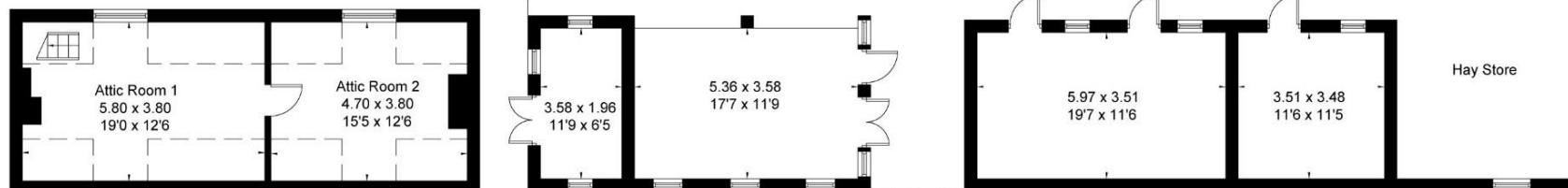
Total = 451 sq m / 4865 sq ft



First Floor



Ground Floor



Attic

Stables

(Not Shown In Actual Location / Orientation)



