



**EVANS & PARTRIDGE**

**LONG ACRE, THE LIMES**  
AMPORT, ANDOVER































# LONG ACRE, THE LIMES, AMPORT, ANDOVER, HAMPSHIRE SP11 8HX

**A SUBSTANTIAL AND UNIQUE DETACHED RESIDENCE IN A SECLUDED LOCATION ON THE OUTSKIRTS OF THE VILLAGE  
PROVIDING SPACIOUS HIGH CEILINGED AND BEAUTIFULLY PRESENTED ACCOMMODATION  
FEATURING FIVE LARGE EN SUITE BEDROOMS A SEPARATE TWO BEDROOM GUEST COTTAGE  
AND PRIVATE SOUTHERLY FACING LANDSCAPED GARDENS**

**TOTAL INTERNAL AREA AMOUNTS TO OVER 5,600 SQ FT  
LARGE LIGHT AND AIRY RECEPTION ROOMS  
EXCEPTIONAL KITCHEN / BREAKFAST ROOM - SEPARATE UTILITY  
5 SPACIOUS EN SUITE BEDROOMS  
DETACHED 2 BEDROOM GUEST COTTAGE  
EXTENSIVE PARKING AND DOUBLE GARAGE  
HEATED POOL - WINE CELLAR AND GYM**

**PRICE: £1,975,000 FREEHOLD**

## **DESCRIPTION**

A substantial detached residence that has been completely re-styled and modernised by the present owners. This impressive linear building is almost completely single storey with the exception of the fifth bedroom suite and a large store room in its centre where there is a double height reception hall plus a wine cellar and gym. The entire ground floor has high ceilings and large rooms. The linear design allows almost all rooms to enjoy a light southerly aspect and views over the beautiful mature gardens. There is a heated outdoor pool and secluded kitchen garden as well as a usable separate guest cottage/annexe which can generate an income if preferred.

## **LOCATION**

The property is situated in the sought after village of Amport. The village has an excellent primary school with Farleigh School, a leading co-educational private school only a short drive away. It also boasts the popular Hawk Inn and the renowned Hawk Conservancy and is conveniently situated for the A303 providing access to the West Country and London via the M3. The mainline railway link to London is via Gately station which is a 6 minute drive away (Waterloo in 75 mins) as well as in Andover (Waterloo in just over the hour). A shop and post office can be found in the adjacent village of Abbotts Ann and also Weyhill, with its popular Hillier Garden Centre complex. A range of comprehensive leisure, entertainment and shopping facilities can be found in the nearby towns and cities of Stockbridge, Winchester, Salisbury and Andover.

## **ACCOMMODATION**

<b>Central Reception Hall</b>	Featuring high double ceiling and turned staircase to galleried landing above. Window to side aspect. Velux skylight. Space for chandelier. Low understairs cupboard. Tiled floor. Walk-in cloaks cupboard with oil boiler concealed to rear. Further door conceals a deep cupboard housing two lagged hot water cylinders, meters and fuse boxes. Part glazed double oak doors to formal dining room. Panelled door to cloakroom. Wide openings to east and west corridors.
<b>Cloakroom</b>	Automatic light. Low level T&G panelling. Dado rail. Wash hand basin. WC. Obscure glazed window. Tiled floor.
<b>East Corridor</b>	Wide and tiled with two picture windows to the front aspect. Front door to driveway. Panelled doors to kitchen/breakfast room and bedroom suites 2 and 3.
<b>West Corridor</b>	Wide and tiled. Two picture windows to front aspect. Further door to driveway. Double part glazed doors to snug, living room and garden room. Further panelled doors to study, principal bedroom suite and bedroom suite 4.



<b>Snug</b>	Picture window overlooking gardens. Oak flooring. Built-in glass topped dresser, space for television with storage above and below. Further glass topped drinks stand with cupboard under. High ceiling, detailed coving and integral speakers.
<b>Living Room</b>	An elegant reception room with a large open fireplace to one end, raised slate hearth and beautiful marble mantelpiece. Tall glass topped dressers to either side with LED strip lights, display shelving and cupboards under. Oak flooring. Detailed cornice. Wide opening to:
<b>Bespoke Hardwood Garden Room</b>	A beautifully proportioned light and airy room featuring vaulted glazed roof with central leaded area and space for pendant light point. Hardwood double glazed elevations standing on brick plinths. Integral speakers, oak flooring, radiators. Central doors to with views over the beautifully landscaped gardens and beyond towards countryside.
<b>Formal Dining Room</b>	Substantial and triple aspect. Dark oak effect flooring. Space for substantial entertaining table with two pendant light points above. Two picture windows to front aspect with central full height casement window. Further picture windows to either side aspect.
<b>Study</b>	Fully fitted office suite. Two desks each with drawer beneath and a comprehensive range of built-in storage. Oak effect flooring. Picture window.
<b>Kitchen / Breakfast Room</b>	Extensive quartz work surfaces with similar upstands and window sills. An extensive range of high and low level cupboards and drawers including tall pull-out larders and a range of pan drawers. Dresser unit at one end. High level glazed china display cabinets, two integrated larder fridges, two integrated dishwashers. White Rangemaster range, two substantial ovens, separate grill, warming area and six ring hob, quartz splashback, large hood above concealing extractor fan and light. Glazed units to either side. Ceramic tiled flooring throughout. Two large picture windows overlooking the main garden. Half glazed door out to garden terrace and pool area. Two pendant light points. Integral speakers. Underfloor heating and panelled door into:
<b>Utility / Freezer Room</b>	Roll top work surface with tiled splashback, inset Belfast sink unit with mixer tap. High and low level cupboards and drawers. Recess and plumbing for washing machine, space for dryer, space for two tall freezers. Large window to rear aspect. Tiled floor with underfloor heating.
<b>Bedroom Suite 1</b>	.
<b>Entrance Hall / Dressing Room</b>	Built-in wardrobes to one wall. Double doors at end conceal long walk-in dressing room. Mirrors on two walls and a comprehensive range of storage. Trouser press.
<b>Double Bed / Sitting Room</b>	A substantial light and airy room with high ceilings, two pendant light points and built-in speakers. Picture window and glazed double doors with further windows to either side opening to a rear terrace and garden. Double doors open into:
<b>En Suite</b>	Twin wash hand basins. Mirror fronted cabinets. Large walk-in shower with overhead and handheld attachments. WC. Chrome towel radiator. Tiled flooring. Window. Integral speakers.
<b>Bedroom Suite 2</b>	.
<b>Entrance Hall</b>	Built-in cupboards. An open arch into:
<b>Large Double Bedroom</b>	Windows overlooking swimming pool, gardens and countryside.
<b>En Suite Bathroom</b>	Wash hand basin. Mirror fronted cupboard. Panelled bath with mixer tap/handheld shower attachment. Low level WC. Large glass/tiled shower enclosure with overhead and handheld attachments. Tiled flooring and walls. Obscure glazed window. Extractor fan, tall chrome towel radiator.
<b>Bedroom Suite 3</b>	Large double bedroom. Picture window overlooking the gardens to rolling countryside beyond. Pendant light point. Panelled door to deep built-in wardrobe. Further door into:
<b>En Suite Bathroom</b>	Wash hand basin, mirror fronted cabinet above. Bath with mixer taps/handheld shower attachment to one end. Low level WC. High chrome towel radiator. Glass door into tiled shower enclosure with overhead and handheld attachments. Wide window overlooking the pool area. Tiled flooring. Extractor fan.
<b>Bedroom Suite 4</b>	Double bedroom. Large picture window overlooking the rear garden. Pendant light point. Door to:
<b>En Suite Shower Room</b>	Wash hand basin, mirror fronted cabinet above, low level WC. Quadrant shower cubicle. Chrome towel radiator. Tiled flooring. Extractor. Towel radiator



## **First Floor**

<b>Galleried Landing</b>	Long display sill with cupboards beneath. Velux skylights. Oak balustrade overlooking reception hall. Door to a deep built-in store room. Further door to:
<b>Bedroom Suite 5</b>	Large double bedroom. Exposed purlins and framework. Velux skylight to side aspect. Door to:
<b>En Suite Bathroom</b>	Wash hand basin. Panelled bath with mixer taps/handheld shower attachment to one end. Low level WC. Glass door into tiled enclosure with overhead and handheld shower attachments. Narrow chrome towel radiator. Tiled flooring and skylight.

## **Outside**

<b>Approach</b>	At the end of a tree lined road there is access onto a long sweeping gravel drive serving Long Acre and one further neighbour. Hedges and grass borders with spring bulbs and mature trees. Brick piers with wrought iron electric gates give access to a substantial block paved edge gravel driveway extending to the full front of the main property and its guest cottage providing comprehensive parking for both.
<b>Long Acre Cottage</b>	A detached cottage brick elevations beneath a tiled roof with internal accommodation extending to about 1,000 sq ft. The well presented accommodation includes dual aspect living room, large dual aspect kitchen/dining room and ground floor cloakroom/WC. There are two good sized double bedrooms on the first floor serviced by a central bathroom.
<b>Double Garage</b>	Brick elevations beneath a hipped tiled roof. Electric doors. Light and power connected. Windows.
<b>Front Gardens</b>	Level shaped lawns with spring bulbs, a number of Larch trees and a fine mature Beech tree.
<b>Main Garden</b>	A stunning feature of the house enjoying great privacy yet an open aspect over farmland and countryside as well as a sunny southerly aspect. Formal sweeping lawns interspersed with substantial herbaceous borders. Well, stocked with flowers, plants and an abundance of shrubs. Split-level areas with curved retaining walls and a number of interesting mature specimen trees. Block paved terraced areas for entertaining and barbeques. To the eastern corner there is a heated swimming pool with resin surround, steel edged lavender flower and rose borders. Pool house and storage shed. Kitchen garden concealed in the back south western corner: paved paths link greenhouse, sheds and a large fruit cage with four raised fruit and vegetable beds.
<b>Cellar / Gym</b>	Steps from rear terrace to cellar used currently as a gym.
<b>Services</b>	Mains water and drainage, electricity. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 8HX
<b>Council Tax</b>	G

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

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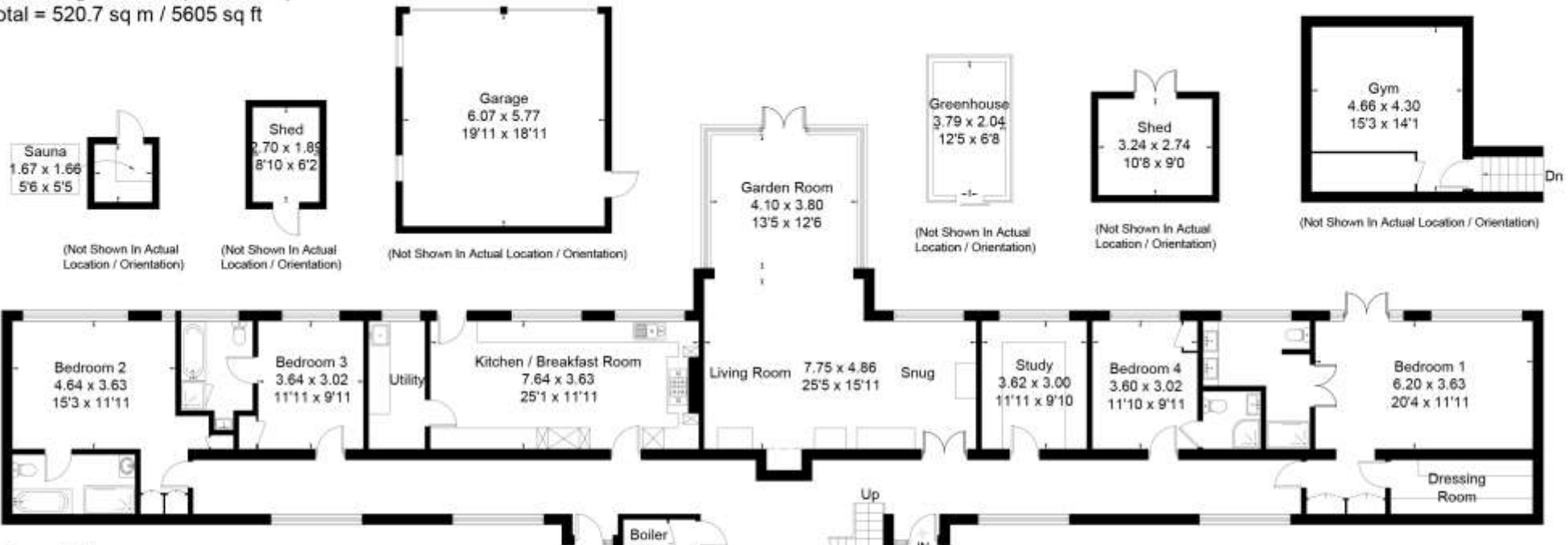
# Approximate Floor Area

Long Acre = 362.1 sq m / 3898 sq ft

Long Acre Cottage = 93.0 sq m / 1001 sq ft

Outbuildings = 65.6 sq m / 706 sq ft

Total = 520.7 sq m / 5605 sq ft



Ground Floor



First Floor



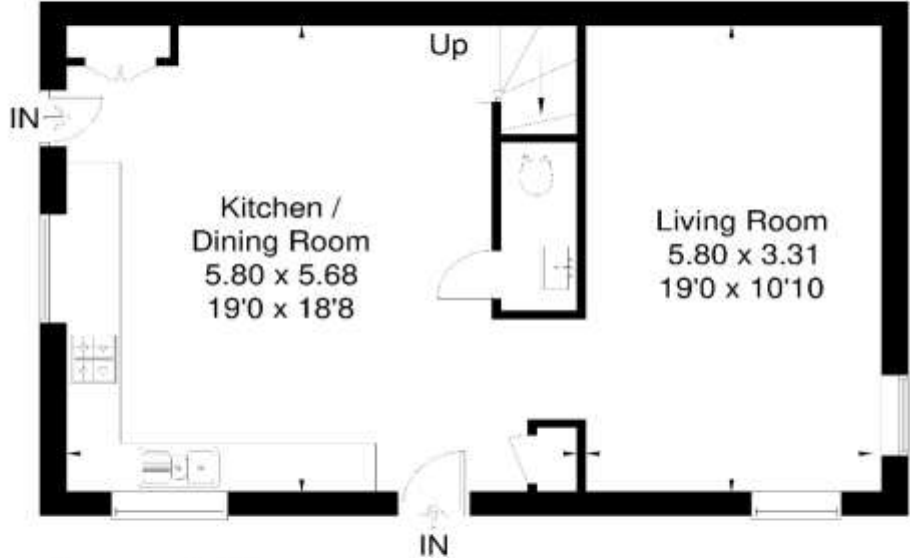
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87199

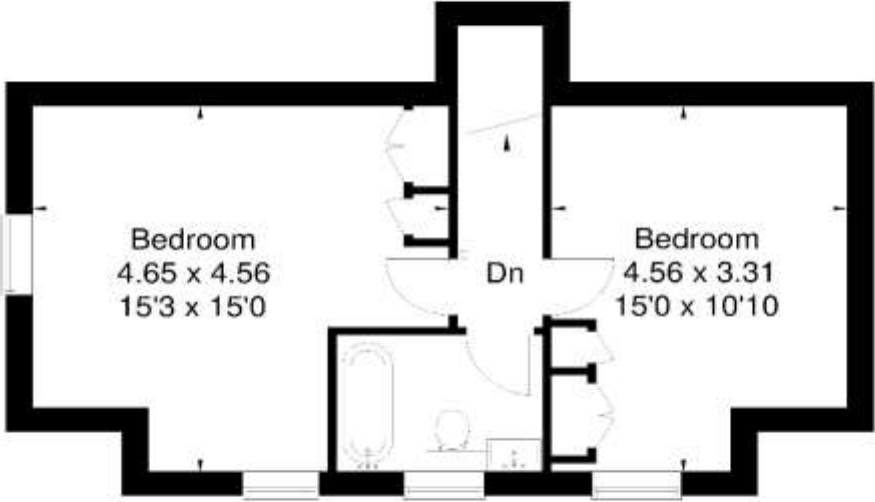


LONG ACRE COTTAGE

Approximate Floor Area = 93.0 sq m / 1001 sq ft



Ground Floor



First Floor



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