TEGWOOD, MILL LANE
LONGPARISH, ANDOVER
EVANS & PARTRIDGE

TEGWOOD, MILL LANE, LONGPARISH, ANDOVER, HAMPSHIRE, SP11 6PN

AN EXTENDED DETACHED FAMILY HOME WITH A DOUBLE GARAGE AND A WELL ENCLOSED GARDEN, PEACEFULLY LOCATED ON THE EDGE OF THIS HIGHLY REGARDED TEST VALLEY VILLAGE.

QUIET EDGE OF VILLAGE SETTING
FIVE RECEPTION ROOMS
HALL - CLOAKROOM - KICTHEN - UTILITY
MAIN BEDROOM WITH LARGE EN SUITE
3 FURTHER DOUBLE BEDROOMS AND FAMILY SHOWER ROOM
DRIVEWAY AND DETACHED DOUBLE GARAGE
WELL ENCLOSED GARDEN

OFFERS INVITED AROUND: £775,000 Freehold

DESCRIPTION

This modern detached family house was designed by the current owners and built in 1971, remaining in the same family ever since, later extended and carefully maintained, with the benefit of a new roof (including battens, felt and tiles) replaced in July 2025; the accommodation is versatile and offers scope for a new owner to update and style to their taste, comprising a reception hall with cloakroom, living room opening into a garden room, family room leading through to a study, and a kitchen with adjacent dining room and utility that could readily be reconfigured into a spacious open-plan live-in kitchen, whilst upstairs there is a principal bedroom with large en suite, three further double bedrooms and a family shower room, with the house enjoying a west-facing rear garden, generous driveway parking, detached double garage and, from the front-facing first floor windows, views over parkland towards a lake and the River Test, all set within the ever-popular village of Longparish with its useful amenities, beautiful walks and well-regarded primary school.

LOCATION

The property is located in the highly sought-after village of Longparish, which offers a shop/post office, primary school, playing field, church, community-run public house with restaurant, second pub, bus service and attractive riverside walks. The well-regarded Farleigh School is just a 12-minute drive away, with Marlborough College around 40 minutes. The nearby town of Whitchurch (6 miles) has a mainline railway station providing fast services to London Waterloo in about 70 minutes, while Andover is 5 miles to the west and the cathedral city of Winchester, Southampton and Newbury are all within a 15–25 minute drive, each offering a comprehensive range of shopping, educational and leisure facilities. The A303 is also close at hand, giving convenient access to London via the M3, the West Country and the North and South Coasts via the A34.

ACCOMMODATION

Entrance	Wide covered entrance porch with paved flooring and two ceiling light points. UPVC glazed door with matching side panels leads into:
Reception Hall	A spacious central area with open tread hardwood staircase rising to the first floor. Pendant light point and doors:

Cloakroom	Pedestal wash hand basin and low level WC. Part tiled walls. Obscure glazed window to the front aspect.
Living Room	A good sized reception room with wide bay picture window to the front, including a deep display sill. Glazed double doors with further glazed panels on either side open into the garden room providing views beyond to the garden. Central coal effect electric fire. Ceiling and wall light points.
Garden Room	Wide central sliding glazed doors opening onto and overlooking the main rear garden. Parquet flooring and pendant light point.
Family Room	Glazed sliding door with matching side panel providing access and views over the main garden. Wall light points. Folding full-width doors lead into:
Study / Music Room	High profile timber clad ceiling with Velux skylight and small bay window to the front aspect with deep display sill. Wall lights.
Dining Room	Picture window overlooking the rear garden. Parquet flooring. Space for large family or entertaining table, sideboards, and dresser.
Kitchen	One and a half bowl sink unit with mixer tap and drainer. Range of high and low level oak fronted cupboards and drawers, including a high level glazed China display cabinet. Hotpoint eye-level double oven with grill and separate Hotpoint ceramic hob with concealed extractor fan and light above. Space for tall fridge freezer. Roll-top work surfaces with ceramic tile splash backs. Picture window to side aspect. Internal glazed door with high level window to side leads into the utility providing a view through toward the garden. Door to:
Boiler Room	Worcester Dansmoor oil fired boiler with storage area to front and wall mounted meters and fuse boxes. Ceiling light point.
Utility	Large window overlooking the rear garden with quarry tile sill. Half-glazed door to covered walkway leading to garage. Recess and plumbing for washing machine with space above to stack dryer. Deep cupboard to one side and ceiling light point.

First Floor

Landing	Balustrade overlooking stairwell. Wide picture window to front aspect, affording views over parkland and toward the River Test and a lake. Loft hatch and ceiling light point. Doors to:
Principal Bedroom	Large double bedroom with built in double wardrobe and dressing table. Picture window overlooking rear aspect. Pendant and ceiling spotlights. Matching bedside tables and chest of drawers. Door into:
En Suite Bathroom	Substantial roll-top bath with inset basin and double cupboard beneath. Large mirror with strip light and shaver socket above. Low-level WC. Separate large shower cubicle. Tiled radiator. Full-width mirror-fronted sliding doors conceal deep wardrobe providing comprehensive storage. Obscure glazed window.
Bedroom Two	Large double bedroom with deep built-in cupboard. Picture window to front aspect with views toward water and parkland. Pendant light point.
Bedroom Three	Double bedroom with picture window overlooking rear garden. Built-in dressing table with curved glass display shelves, strip lighting and mirror. Drawers and wardrobes with sliding doors conceal a deep wardrobe. Separate door to deep cupboard housing hot water cylinder with surrounding slatted shelving. Pendant light point.

Bedroom Four	Double bedroom with window overlooking rear garden. Sliding door to built-in wardrobe. Pendant light point.
Family Shower Room	Wash hand basin with glass shelf, mirror and strip light above. Cupboards and drawers beneath. Low-level WC. Large corner shower enclosure with mixer shower. Part-tiled walls. Chrome towel radiator. Obscure glazed window.

Outside

Front	Access off lane with brick piers and curved brick walls. Patterned resin driveway extends to front of house and continues around to one side where there is a double garage and lean-to carport, surrounded by herbaceous borders and lawn area. Front boundaries are enclosed with recently installed fencing and hedging plants.
Double Garage	Brick elevations beneath flat roof (completely replaced in 2022). Roller door to front, personnel door to side. Concrete hard standing to rear with raised oil tank and timber shed.
Rear Garden	Path connects rear external doors to a level central lawn, surrounded by well-stocked herbaceous borders with roses, flowers, shrubs and some specimen trees. Box hedging conceals compost area and further herbaceous border. Fully enclosed by tall fencing with a variety of trees and climbing plants to boundaries.
Council Tax Band	Test Valley Borough Council - Tax Band G
Directions	SP11 6PN
Services	Mains water, private drainage and oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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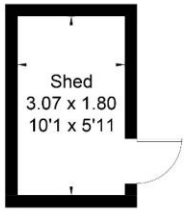
Approximate Floor Area = 187.0 sq m / 2013 sq ft
Garage = 24.5 sq m / 264 sq ft
Total = 211.5 sq m / 2277 sq ft (Excluding Shed / Carport)

(Not Shown In Actual Location / Orientation)



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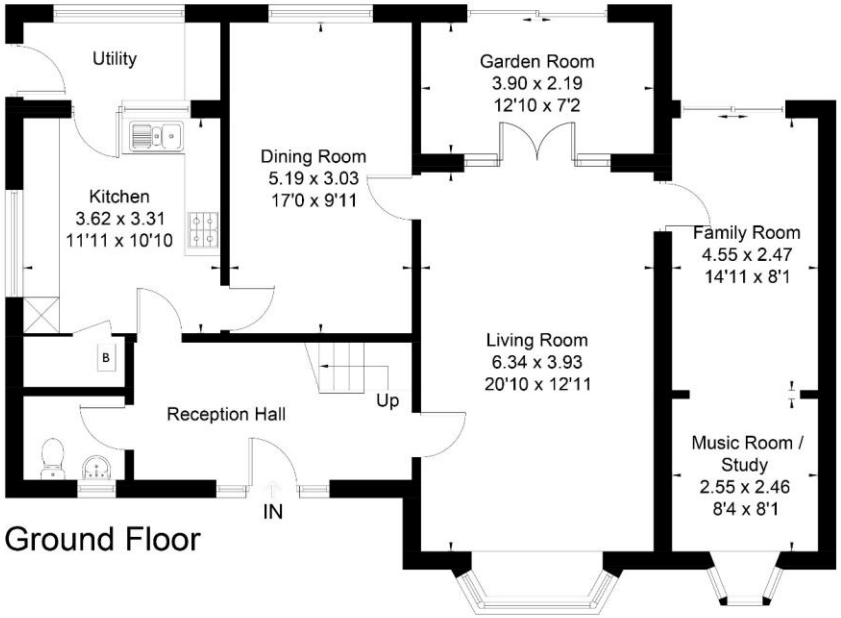
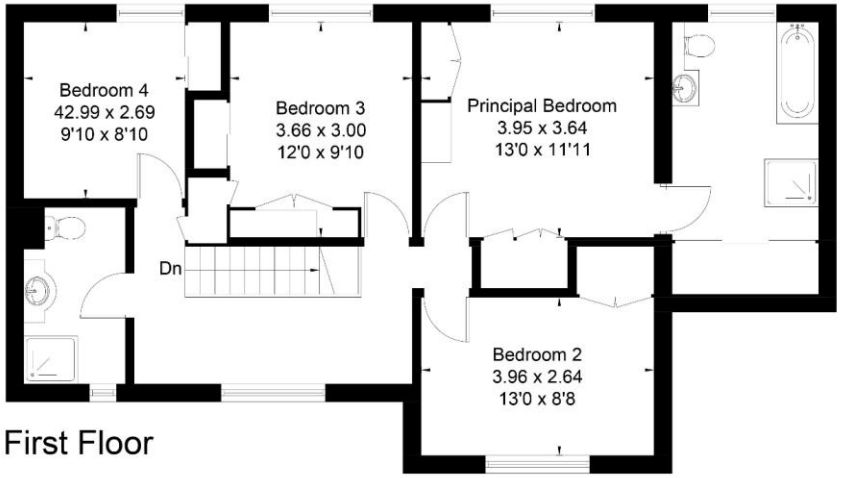
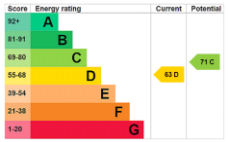


Ground Floor



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 #97983