



EVANS & PARTRIDGE

OAKWOOD
WHERWELL, HAMPSHIRE















OAKWOOD, WHERWELL, HAMPSHIRE, SP11 7AW

A UNIQUE AND SUBSTANTIAL MODERN RESIDENCE ARCHITECT DESIGNED TO A THEME OF INTER-CONNECTED CONVERTED PERIOD BARN WITH TRADITIONAL OUTBUILDINGS, FEATURING IMPRESSIVE OAK FRAMING, REMARKABLE ACCOMMODATION WITH SEVERAL GARAGES, AN ANNEXE/OFFICE AND GAMES ROOM, ALL SET WITHIN AN ACRE OF MATURE SECLUDED GROUNDS WITH FAR-REACHING VIEWS AND BACKING ONTO WOODLAND.

**HOUSE – 4,154 SQFT - 5,689 SQFT INCLUDING OUTBUILDINGS
OUTSTANDING UNIQUE CHARACTER DESIGN WITH EXCELLENT INTER-CONNECTING GROUND FLOOR LIVING
5 BEDROOM HOUSE – THREE BATHROOMS - ANNEXE – TRIPLE GARAGE – DOUBLE GARAGE/WORKSHOP - GAMES ROOM - LAUNDRY ROOM
GROUNDS OF JUST OVER AN ACRE WITH MATURE SECLUDED GARDENS
OPEN VIEWS TO THE FRONT AND GARDEN BACKING ONTO FOREST
RURAL SETTING YET WITH EXCELLENT ROAD AND RAIL CONNECTIONS**

OFFERS INVITED AROUND: £1,950,000 Freehold

DESCRIPTION

Approximately twenty-five years ago, this exceptional home was architect designed and created for the current owners, who imaginatively incorporated many internal and external period features salvaged from their former Winchester house. Designed to have a traditional country aspect, the house is set well back from the road on a beautiful, level, plot of just over an acre; enjoying far-reaching views to the front and Harewood Forest to the rear, creating a stunning rural setting on the outskirts of Wherwell, yet with quick access to the A303, just 10 minutes from Andover shops and railway station, and a short drive to Stockbridge and several neighbouring villages. The gardens are dotted with mature oaks, with formal areas seamlessly merging into wilder spaces, providing a superb environment for children to play and explore and adults to relax and entertain.

LOCATION

The property has a quiet rural setting on the outskirts of the village of Wherwell, renowned for its many period properties with a church, village hall, playing fields, a reputable primary school and country pub/restaurant, currently under refurbishment, planned to open later this year. The river Test runs just half a mile across the fields to the south and there are extensive walks in the Harewood forest to the north. The neighbouring village of Chilbolton (5 minutes drive) has a post office/shop and pub and a charming river walk on the nearby common. The nearby town of Andover (10 minutes drive) offers a comprehensive range of shopping, educational, medical and leisure facilities, as well as a mainline railway station providing regular services to all areas including London (Waterloo) in about an hour. The A303 is close at hand allowing convenient access to London and the West Country. The cathedral cities of Winchester and Salisbury are approximately 20 minutes and 25 minutes distant respectively.

ACCOMMODATION

Front Porch/Veranda	Pegged oak posts on brick plinths supporting a tiled roof. Sandstone paved floor opening out onto a large front terrace with long views. Panel door with high level glazing leading into:
Entrance Hall	Full height window to the front aspect with distance views. Double height vaulted ceiling with exposed beams, oak flooring and wide opening into:
Dining Hall	High ceiling with exposed pegged oak framework and Cruck style arch to one end. Oak framed glazed landing with gallery above. Full width and height casement glazing to the front aspect with country views. Large open fireplace with brick surround, raised slate hearth and beam above housing a log burning stove. Opening at one end into the kitchen and main living area, opening at the opposite end into an inner hall. Two large pairs of stripped pine panel doors lead into:

Drawing Room	Central marble fireplace with wood fire. Substantial bay window with central double doors opening onto the rear terrace and overlooking the garden and pond. Moulded corner alcoves with glass display shelving and concealed lighting with cupboards beneath. Pendant lighting, picture lights and downlighters over the bay.
MAIN LIVING AREA	Impressive and interconnected triple aspect space designed for family living, comprising a farmhouse style kitchen/breakfast room, informal dining area and a cosy sitting room with gallery over. The component area is described below:
Farmhouse Kitchen/Breakfast Room	Polished granite work surfaces with matching upstands and granite topped island with breakfast bar, warming drawer, drawers and storage beneath including vegetable baskets. Comprehensive range of oak fronted wall and base cupboards and drawers with plate rack, wine storage and glazed display cabinets. Twin bowl ceramic sink with mixer tap. Rangemaster with two ovens, separate grill and warming area with six burner LPG hob with concealed lighting and extractor above. Ceramic tiled flooring. Picture window to the front aspect with distant views. Open arch to the side entrance and wide opening into:
Informal Dining/Sitting Area	Part vaulted ceiling and exposed oak beams. Wide corner bay window overlooking the garden with central double doors to the terrace. Ceramic tiled flooring continues. Flood lights, pendant and picture light points and wide openings on either side of a central post leading to:
Sitting Room	Raised multi fuel fireplace with stone hearth and log storage beneath. Recesses to either side of the chimney breast and large window overlooking the rear garden. Double height ceiling with oak gallery above, oak flooring and turning open tread spiral staircase to the gallery (which connects to main landing – popular with children!).
Side Entrance	Access to kitchen with window to front. Basin with cupboards and drawers beneath and space for fridge and freezer. Side doors to airing cupboard, boot space with alarm and electrics control panels and cloakroom 2 (WC and basin). Stable style door leading to the driveway, garage and main utility/boiler room.
Inner Hall	Solid oak staircase with balustrade and very large half landing with substantial picture window overlooking the rear garden and pond. Oak flooring throughout. Deep understairs storage cupboard. Wall and ceiling light points. Panel doors to study, principal bedroom suite and cloakroom 1.
Cloakroom 1	Wash hand basin. WC with concealed system. Mirror with lighting above and window to the rear garden.
Study	Dual aspect room with glazed double doors opening onto the rear terrace overlooking the pond and garden, further picture window to the side aspect. Solid mahogany corner unit with book and display shelving with lighting. Glazed display cabinet.
Principal Bedroom Suite	Dual aspect double bedroom with glazed doors to a raised patio area and large picture window to the front aspect. Pendant and wall light points. Wide opening to dressing room with curved fitted dressing table with mirror above and full height wardrobes and drawers. Window to side aspect.
En Suite	Double ended bath with central mixer tap and hand held shower. Wash hand basin set in vanity unit with cupboards and drawers beneath, cupboards above, shelving, illuminated mirror and shaver socket. WC. Corner shower with overhead and hand held attachments and body jets. Window. Electric towel radiator, downlighters and travertine tiled flooring.

FIRST FLOOR

Landing	Long split level landing with glazed central gallery overlooking the dining hall. Triangular dormer window to the front with views. Oak gallery with small study work area. Doors to:
Bedroom Suite Two	Picture windows to front and side aspects with views. Built in bedroom furniture with integral lighting over bed. Pendant light point and door to:
En Suite	Bath with mixer tap and shower attachment with shower above. Pedestal wash hand basin with cabinet above including cupboards, shelving and glass display shelves with lighting and shaver socket, electric heated towel rail. WC. Window and downlighters.
Bedroom Three	Vaulted ceiling with exposed oak framework, high level window to rear aspect, mezzanine with storage beneath. Wood effect flooring. Ceiling spotlights.

Bedroom Four	Vaulted ceiling with exposed oak framework and mezzanine storage area. High level window. Ceiling spotlights.
Bedroom Five	Double bedroom with picture window overlooking the rear garden. Built in bedroom furniture including chest of drawers, mirror fronted wardrobes and corner display shelving. Pendant light point.
Family Bathroom	Corner bath with mixer taps, shower attachment and seat. Large shower cubicle with overhead and hand held attachments. Pedestal wash hand basin with mirror and storage unit above with lighting, shaver socket and display shelving, electric heated towel rail. WC. Window to side aspect and downlighters.

OUTSIDE

Front Garden and Driveway	Five bar gate with lantern lights to either side opening onto a spacious gravel driveway with brick retained circular feature with shrubs and specimen tree. Surrounding lawns with shrubs and mature trees. Front boundary enclosed by hedging and post and rail fencing. Wide sandstone terrace to the front of the house with stone balustrading, water feature and planted borders.
Triple Garage	Douglas Fir clad elevations beneath a slate roof. Three pairs of hardwood double doors. (Double garage and single garage layout). Light and power connected.
Double Garage and Workshop	Concrete block wood faced construction with wide up and over door, side windows and rear linking door to utility room with dual sink, work surface, wall and base cupboards and drawers, appliance recesses for washing machines and dryer, oil fired boiler, pressurised hot water cylinder and water softener. Shelving, strip lighting and rear aspect window.
Rear Garden	Wrap around Indian sandstone terrace providing a large entertaining area with ornamental pond and waterfall with surrounding planting all enclosed with decorative iron railings. Hot tub to rear corner of terrace. Games room to one side with sauna, shower cubicle and light and power connected. Tractor/garden store to one end adjacent to fenced oil tank. Central lawn with mature trees, including many oaks with fruit trees, shrubs and spring bulbs. Garden enclosed by fencing and backing onto Harewood Forest. Treehouse. Wood store.
Annexe and Kitchen Garden	Enclosed by picket fencing with paved seating area, raised beds, greenhouses and access to the annexe. Weatherboarded elevations beneath a slate roof with glazed double doors opening into a main room with space for double bed and seating, corner kitchen and space for dining table, electric wall heater. Door to shower room with WC, basin and shower cubicle, electric heated towel rail. Downlighters throughout. Independent TV, telephone and Broadband connections make this space ideal for guest room or separate office if required.
Services	Overall heating is by underfloor central heating on both ground and first floors fed from the oil-fired boiler and controlled by individual thermostats in every space, enabling economy in any areas not in regular use. Private septic tank drainage, mains water, oil central heating and BT Broadband. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7AW
Council Tax	H

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Approximate Floor Area = 385.9 sq m / 4154 sq ft (Excluding Void / Including Eaves)
 Outbuilding = 142.6 sq m / 1535 sq ft
 Total = 528.5 sq m / 5689 sq ft



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 #103166

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy rating scale showing a current rating of D and a potential rating of C.