



**EVANS & PARTRIDGE**

**BEEHCROFT HOUSE  
WINTON HILL, STOCKBRIDGE**



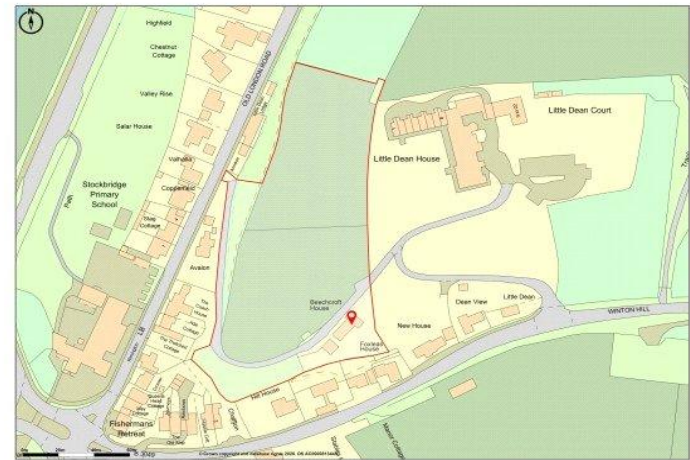












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Plotted Scale - 1:2000. Paper Size - A4

# BEECHCROFT HOUSE, WINTON HILL, STOCKBRIDGE, HAMPSHIRE, SO20 6HL

**AN OUTSTANDING, RECENTLY BUILT AND BEAUTIFULLY FINISHED DETACHED FAMILY HOUSE, PRESENTED IN EXCELLENT CONDITION, ENJOYING AN ELEVATED POSITION WITH FAR-REACHING VIEWS, ATTRACTIVE SOUTHERLY FACING GARDEN AND PADDOCKS, YET WITHIN EASY WALKING DISTANCE OF STOCKBRIDGE HIGH STREET.**

**GARDENS GROUNDS AND PADDOCKS -APPROXIMATELY 3.4 ACRES  
RESIDUAL 8 YEARS OF NHBC WARRANTY  
AIR SOURCE HEAT PUMP - UNDERFLOOR HEATING THROUGHOUT  
16 PV PANELS - 10 KWH BATTERY - EV CHARGING POINT - THREE PHASE  
EPC 'A' RATED  
ELEVATED POSITION WITH EXCELLENT RURAL VIEWS  
STOCKBRIDGE HIGH STREET WITHIN A SHORT WALK**

**OFFERS INVITED AROUND: £1,925,000 Freehold**

## **DESCRIPTION**

A unique and rare opportunity to acquire an almost new, exceptional high-quality detached family house in the heart of Stockbridge, set within grounds of over three acres. This highly efficient and superbly insulated home boasts an EPC A rating and is equipped with photovoltaic panels, battery storage and air source heating, delivering underfloor heating throughout the accommodation. Constructed in a traditional style with solid block and beam floors, the property also benefits from a targeted sprinkler system and hardwired ethernet with superfast broadband. Finished to an outstanding standard, the house features high end fittings throughout, including a superb bespoke kitchen, utility room and beautifully appointed bathrooms. Elevated in its setting, the property enjoys wonderful far-reaching views from nearly every room. Approached via a long gated driveway, there is ample parking and a double garage. To the rear, a generous southerly aspect has been thoughtfully landscaped, while the remaining land to the front and side is laid out as paddocks, affording the new owner both privacy, control over the immediate outlook and a variety of potential uses.

## **LOCATION**

Situated in Stockbridge, the property enjoys immediate access to an excellent range of local amenities including a delicatessen, post office, hotel, public houses, wine bar, restaurants, churches, doctors' surgery, regular bus services and well-regarded schooling, including Stockbridge Primary and Danebury School. The cathedral cities of Winchester (approximately 20 minutes' drive) and Salisbury (around 30 minutes) provide extensive shopping, leisure and cultural facilities, while the abbey town of Romsey is also within easy reach. Communications are excellent, with mainline railway stations at Winchester (about 8.5 miles, offering fast services to London Waterloo in approximately 45 minutes), Andover (8.4 miles, around 1 hour 10 minutes to Waterloo) and Gately (about 10 minutes' drive), in addition to convenient access to the A303 for routes to London and the West Country. The area is particularly well served by a wide choice of highly regarded state and independent schools, including Peter Symonds Sixth Form College, Sparsholt and Andover College, together with preparatory schools such as Farleigh, Pilgrims' and Princes Mead, and senior schools including Winchester College and St Swithun's in Winchester and Godolphin in Salisbury, many of which are easily accessible via school bus services from Stockbridge.

## **ACCOMMODATION**

**Porch** A wide covered area beneath a tiled roof with exposed oak framework, standing on decorative brick wide plinths. Porcelain tiled flooring, outside light with sensor, and a substantial hardwood panel door leading into:

<b>Reception Hall</b>	Casement windows to either side of the front door provide views towards paddocks and countryside. Herringbone Karndean flooring throughout. Turning staircase rising to the first floor. Space for sideboard. Double oak doors conceal a cupboard housing electrical controls, meter, fuse box and water softener. Further door to a deep understairs cupboard providing useful storage and housing the battery and plant for the fire sprinkler system. Door into a deep walk in cloaks cupboard. Further solid core oak panel doors lead to the living room, sitting room/study and cloakroom. Opening with oak steps descends to the open plan live in kitchen/dining and family room.
<b>Cloakroom</b>	Wash hand basin set in a quartz top with tiled splash back and cupboards beneath. WC with concealed cistern. Towel radiator. Part tiled walls. Obscure glazed window.
<b>Living Room</b>	A well proportioned triple aspect principal reception room. Wide full height glazing to the rear corner aspects including folding doors to the terrace which enjoy attractive views across the valley towards farmland. Further window to side aspect. Open fireplace housing a cast iron log burning stove with raised slate hearth and oak display shelf above. Two ceiling light points.
<b>Sitting Room / Study</b>	Picture window to the front aspect with views towards paddocks and countryside. Herringbone Karndean flooring continues. Currently arranged as a gym.
<b>Live In Kitchen Area</b>	An L-shaped space incorporating kitchen/breakfast section, dining and family areas. Dual aspect, featuring high ceilings.
<b>Kitchen and Breakfast Area</b>	Belfast style sink unit with mixer tap and instant boiling water tap. Polished quartz work surfaces with matching upstand and window sill. Long L-shaped oak block peninsula with breakfast bar to one side, wine fridge below. Range of framed high and low level cupboards and drawers including tall pull out larder shelving, open fronted display shelving and deep pan drawers. Integrated Miele oven and grill with warming drawer beneath and combination oven above. Integrated larder fridge. Miele multizone induction hob with quartz splash back and concealed extractor with light above. High picture window to the front aspect overlooking the main paddock with far reaching views across part of the Test Valley beyond.
<b>Dining Area</b>	Space for a large table, dresser and sideboard. Substantial glazed window with central folding doors opening onto the rear terrace and garden with views beyond.
<b>Family Area</b>	Rear facing window and space for seating furniture.
<b>Utility/Boot Room</b>	Polished quartz work surface with inset ceramic basin and mixer tap. Quartz splash back and window sill. High and low level cupboards. Recess for washing machine and tumble dryer. Integrated larder freezer. Tall shelved broom cupboard. Half glazed door to rear patio and garden. Window to gable end. High profile ceiling. Oak door to:
<b>Shower Room</b>	Wash hand basin. WC with concealed system. Walk in frameless glass shower enclosure with textured porcelain tiled surround, overhead and hand held shower attachments and bottle recess. Electric mirror. Obscure glazed window.
<b>FIRST FLOOR</b>	Landing with obscure glazed window to rear aspect beside the staircase. Contemporary pendant light above. Loft access. Doors to bedrooms and bathroom. Substantial walk in linen cupboard with ceramic tiled flooring, airing and linen space and pressurised hot water cylinder.
<b>Principal Bedroom Suite</b>	A substantial dual aspect double bedroom. Wide picture window overlooking paddocks, owned by the property, with far reaching views across rolling Hampshire farmland and countryside beyond. Further window to side aspect. Central pendant and ceiling downlighters. Pocket door to:
<b>Dressing Room</b>	Spacious and fitted oak effect open fronted clothes storage including a chest of drawers, multiple hanging areas, hat and box storage and coat hooks. Further pocket door to:
<b>En Suite Bathroom</b>	Contemporary freestanding bath with wall mounted mixer tap. Substantial walk in wet area with overhead and hand held shower attachments, frameless glass screen, textured tiled feature wall, bottle recess and concealed lighting. Stone washstand with twin raised circular basins and mixer taps, wide electric mirror above with shaver socket to one end, drawers and open storage beneath. WC with concealed system. Obscure glazed window. Tall chrome towel radiator.

<b>Bedroom Two</b>	Spacious dual aspect guest bedroom suite. Picture window to rear aspect and double window to side aspect, both affording far reaching views. Pendant light point. Wide alcove with sliding mirrored doors to large wardrobe. Door to:
<b>En Suite Shower Room</b>	Wash hand basin with drawers beneath, mixer tap and electric mirror above. WC with concealed system. Frameless glass screen opening to a generous porcelain tiled shower area with bottle recess and overhead and hand held shower attachments.
<b>Bedroom Three</b>	Generous double bedroom with window to the gable end affording views across rooftops of Stockbridge. Corner built in double wardrobe with sliding mirrored fronts.
<b>Bedroom Four</b>	Double bedroom with window to the front aspect with far reaching views. Built in double wardrobe with sliding mirrored doors. Pendant light point.
<b>Family Bathroom</b>	White suite comprising wide deep bath with mixer tap and overhead and hand held shower attachments, glass shower screen and bottle recess. Wide wash hand basin with two deep drawers beneath, mixer tap and electric mirror above. WC with concealed system. Obscure glazed window. Chrome towel radiator. LED downlighters.
<b>OUTSIDE</b>	The property is accessed via a private road leading to Little Dean House, with a separate drive leading through a five-bar gate to an extended driveway which serves the house and double garage, additional gravelled parking area. The main garden wraps around the rear, featuring a generous split-level terrace connecting the house and garage, with lawn and herbaceous borders, while the majority of the land to the front and to one side of the house is laid to paddock. A right of way for Little Dean House runs along the far edge of the nearest paddock, linking to a path down to Old London Road, providing the quickest walking route from the property into Stockbridge.
<b>Double Garage</b>	Weather boarded elevations beneath a hipped slate roof all standing on brick plinths. Each bay has a remote operated electric door. Light and power, personnel door to rear. outside storage to side concealed by fencing.
<b>Services</b>	Mains water, private drainage, electricity, air source heat pump, battery and PV panels. <b>Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.</b>
<b>Directions</b>	SO20 6HL
<b>Council Tax</b>	Test Valley Borough Council - Band G

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

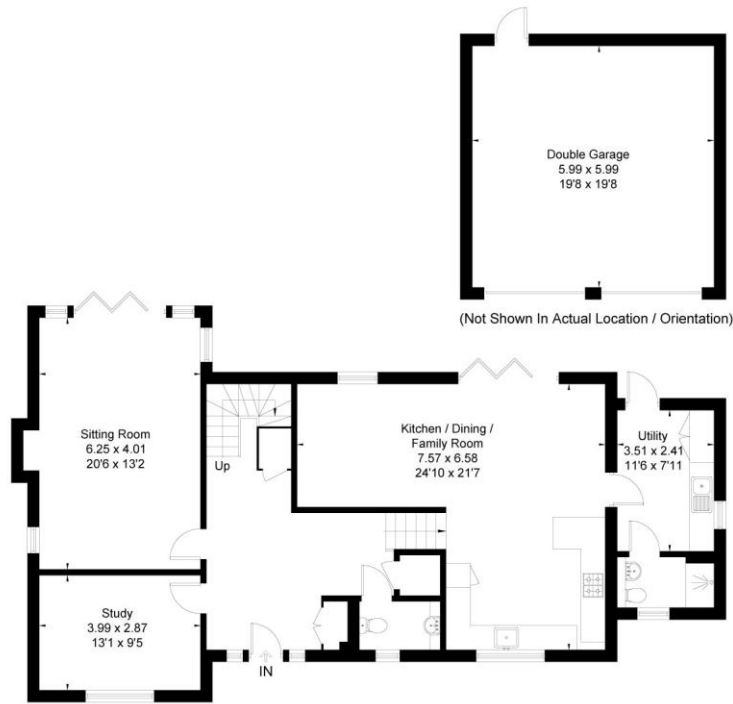
**Tel. 01264 810702**

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

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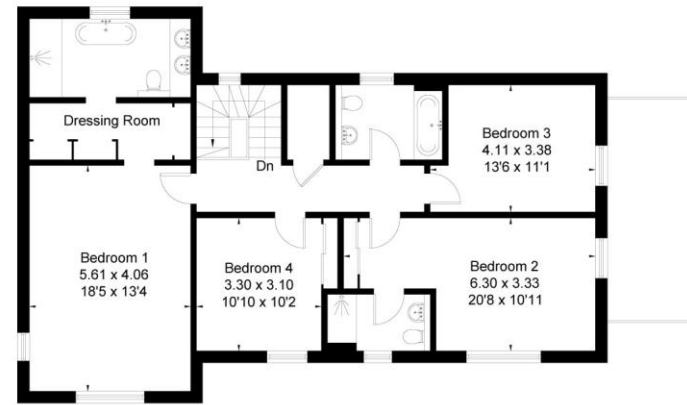
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 229.2 sq m / 2466 sq ft  
 Double Garage = 36.0 sq m / 388 sq ft  
 Total = 265.2 sq m / 2854 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A	162 A	116 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		