



**EVANS & PARTRIDGE**

**HORSEBRIDGE MILL**  
**Nr STOCKBRIDGE**















# HORSEBRIDGE MILL, HORSEBRIDGE, STOCKBRIDGE, HAMPSHIRE, SO20 6PU

**EXTENDING TO OVER 10,000 SQ FT OF EXCEPTIONALLY WELL-PRESENTED AND FULLY MODERNISED ACCOMMODATION WITHIN A CONVERTED MILL, INCLUDING THE MILL HOUSE, AN OUTSTANDING ANNEXE AND TRIPLE GARAGE BLOCK. THIS REMARKABLE PROPERTY SITS IN OVER AN ACRE OF GARDEN ON THE RIVER TEST WITH FISHING RIGHTS, QUIETLY LOCATED IN HORSEBRIDGE CLOSE TO HOUGHTON AND STOCKBRIDGE.**

**FULL FIBRE BROADBAND (1 GB)  
FISHING RIGHTS  
OPEN COUNTRY VIEWS  
FULLY MODERNISED AND WELL APPOINTED  
MAIN HOUSE - 6,376 SQFT ANNEXE - 2,438 SQFT  
GARAGING - 1,195 SQFT**

**OFFERS INVITED AROUND: £3,850,000 Freehold**

## **DESCRIPTION**

Set in over 2 acres of picturesque grounds, this exceptional Grade II listed mill is a truly iconic residence, seamlessly blending historic character with contemporary luxury. Arranged over four impressive storeys, the property has been meticulously and sympathetically modernised to a high standard throughout, offering beautifully presented and versatile living accommodation. Every window enjoys breathtaking views across the river and surrounding countryside, creating a truly immersive rural setting.

The property is approached via a gated entrance, leading to a triple garage and ample parking. A substantial annexe provides additional flexibility, ideal for guests, multi-generational living, or potential income.

The grounds are equally captivating, with the River Test running through the property, enhancing the sense of tranquillity and privacy, and complemented by private fishing rights. This is a rare opportunity to acquire a unique home of significant charm, heritage, and modern comfort in a truly idyllic waterside setting.

## **LOCATION**

The property is situated in a quiet peaceful setting in the hamlet of Horsebridge, on the edge of Kings Somborne and Houghton. Kings Somborne offers everyday facilities including a Post Office/store, primary school and church. The picturesque town of Stockbridge is just 3 miles away to the north. The abbey town of Romsey is approximately 7 miles to the south, and the cathedral cities of Salisbury and Winchester are both within a half hour drive. The South Coast is within about 40 minutes' drive. The A303/M3 gives access to London to the West Country. Mainline railway stations are within a short drive at Winchester and Andover offering fast trains to London (Waterloo).

## **ACCOMMODATION**

<b>Formal Entrance</b>	Pillared entrance porch and panelled front door with fanlight above into:
<b>Reception Hall</b>	Patterned limestone flooring and curved staircase to the first floor. Tall window overlooking the rear garden, small window to side. Large sash window. Fireplace housing log burning stove.
<b>Living Room</b>	Dual aspect and light with central fireplace housing log burner. Dressers built to either side of the chimney. Wide full height curved bay window with central doors to rear terrace and garden. Sash window to front.
<b>Dining Room</b>	Sash window to front aspect. Open fireplace (not in use) with space for dresser to side of chimney.

<b>Kitchen/Breakfast Room</b>	Bespoke hand built pastel colour washed kitchen units. Quartz work surfaces and upstand. Substantial central quartz topped island with long breakfast bar along two sides. Range of deep pan drawers beneath and central under counter oven and grill. Three oven Everhot with double hob including induction hob. Large dresser style unit to one wall with built Fisher Paykel double fronted fridge with double fronted freezer beneath and full height cupboards to either end. Three bowl ceramic sink unit, brass instant boiling water/mixer tap. Picture and sash windows with river/countryside views. Glass door to rear terrace. Limestone flooring. Walk-in larder room.
<b>Sitting Area</b>	Adjoining the kitchen Dual aspect with bi-folding doors to terrace. Limestone flooring.
<b>Main Hall</b>	A substantial hall for everyday family use. Front door from drive. Second staircase to first floor. Glass door to rear terrace. Window. Limestone flag flooring. Wide built-in storage to one wall with numerous coat hooks, bench beneath. Box storage and coat cupboards at either end. Corner work surface with Belfast sink and surrounding built in storage. Laundry Area: Oak top with space for appliances beneath. Range of cupboards. Door to Cloakroom: Basin on rustic stand with tiled splash back. Low WC. Window.
<b>Games Room</b>	A substantial dual aspect room with two glass floor panels overlooking the Mill Race. Exposed brick walls and ceiling joists. Two large windows to the front aspect, tall arched glass window to side aspect.

## **FIRST FLOOR**

<b>Upper Sitting Area</b>	Full height glazed panel overlooking the river and window to the front aspect. Part carpeted, part exposed floorboards.
<b>Principal Bedroom Suite</b>	Substantial dual aspect bed/sitting room with large windows to front and rear aspect providing fantastic river views. Exposed joists and iron posts. Walk in wardrobe. En suite: a substantial dual aspect bathroom with exposed wooden floorboards. Contemporary raised Lusso bath. Separate glass shower cubicle and modern moulded wash stand with central basin and storage beneath.
<b>Bedroom Two</b>	Double bedroom. Large sash window. Fireplace with hidden internal door to Bed 5.
<b>Bedroom Three</b>	Double bedroom with window to rear aspect
<b>Bedroom Four</b>	Single bedroom. Window overlooking the rear garden and river.
<b>Bedroom Five</b>	Double bedroom with sash window overlooking the river and bridge. (Opposite side to fireplace with the secret door.)
<b>Bedroom Six</b>	Substantial dual aspect double bedroom with sash windows to front and rear aspect.
<b>Family Shower Room</b>	Washstand with raised basin. Large shower. WC. Windows to rear and side.

## **SECOND FLOOR**

<b>Eaves Bedroom Seven</b>	Via own staircase. Characterful bedroom with rear view along the river.
<b>Main Second Floor Landing</b>	Via separate staircase. Exposed pine floorboards. Comprehensive built in bookshelves. Iron pillar. Tall window overlooking the river and bridge. Further staircase rising to third floor.
<b>Bedroom Eight</b>	Double bedroom with large rear window enjoying views along the river.
<b>Study/gym</b>	Featuring exposed brick walls, dual aspect views with large windows. Exposed floorboards. A substantial study or exercise room with built in corner storage.
<b>Bathroom</b>	Corner bath. Corner shower. Washstand. WC. Electric mirror. Window.

## **THIRD FLOOR**

Stairs open directly into an impressive quadruple aspect room with vaulted ceiling. Large windows to either gable end and further Velux lights to either side aspect. Built in projector and cinema screen. Substantial area and an ideal den for children. Central walk-in dormer window to front aspect with glass floor panel.

## THE ANNEXE

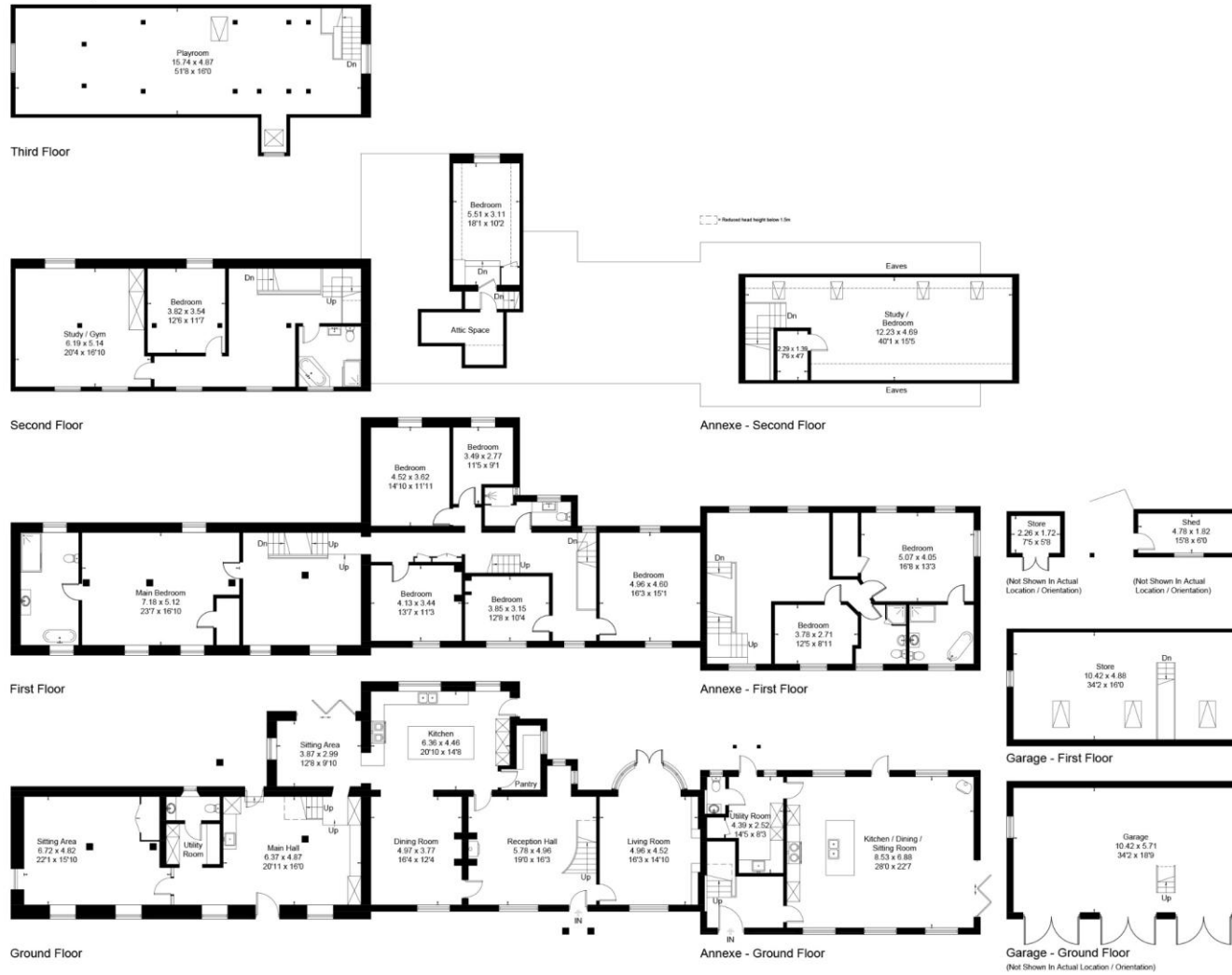
<b>Reception Hall</b>	Limestone flooring. Wide staircase rising to the first floor
<b>Open Plan Living</b>	A substantial triple aspect light and airy room, providing a large kitchen/breakfast area opening into the living/dining area. Large windows and limestone flooring throughout. Kitchen/Breakfast Area: A comprehensive range of pastel colour washed cupboards and drawers. Quartz work tops. Electric two oven Aga. Large quartz topped island with pendant light points above, triple bowl sink, breakfast bar and storage beneath. Integrated larder/fridge and dishwasher. Living Area: Corner barrel shaped log burning stove incorporating a high-level oven. Glass door to separate rear terrace and garden. Dining Area: Space for large dining table. Folding glass doors to side terrace.
<b>Rear Hall/Utility</b>	Limestone flooring and half glazed stable style door to outside. Quartz tops, Belfast sink and a range of built in cupboards and drawers together with an integrated larder/fridge. Space for washing machine. Under stairs cupboard housing Grant oil fired boiler. WC: Wash hand basin and low-level WC. Window.
<b>FIRST FLOOR</b>	Large Landing/Upper Sitting Area. Two big sash windows to the rear aspect overlooking the rear gardens, river and countryside. Further wide turning staircase to second floor with additional sash window to the front aspect. Oak doors to:
<b>Annexe Principal Bedroom Suite</b>	Dual aspect double bedroom. Walk in wardrobe.
<b>En Suite Bathroom</b>	Feature cast iron roll top four claw bath. Spacious shower. Washstand. WC. Part tiled walls and large windows on two aspects.
<b>Bedroom Two</b>	Double bedroom. Sash window.
<b>Shower Room</b>	Quartz top washstand/basin. Corner glass/tiled shower enclosure. WC. Sash window.
<b>SECOND FLOOR</b>	Stairs open into a large third room with vaulted ceiling and Velux windows to the rear aspect. Eaves storage. Shelving. Cupboard.
<b>OUTSIDE</b>	Wide splayed entrance. Heavy iron gates open onto a sweeping tarmac and part gravelled driveway providing extensive parking.
<b>Garaging</b>	A substantial brick triple garage with barn style double doors to front beneath a tiled roof with Velux sky lights. A central staircase gives access to a spacious boarded loft.
<b>Gardens</b>	To front, lawned areas part dissected by a rivulet with an attractive gravelled courtyard where there is a large greenhouse, a large walnut tree, magnolia and weeping willow with a lawn running down to the river; beautiful crystal-clear waters run through an arched bridge. To the far side of the river there is a further spacious lawn bordering the river, interspersed with a variety of mature and young trees. A children's play area is situated to one corner with open views onto the adjoining countryside. To the rear of the property a network of bridges crosses the various waterways. The main garden enjoys generous sandstone terraces, a large lawn and a further screened riverside area with space for garden furniture and barbeques. Covered seating area.
<b>Services</b>	Mains water and drainage, two air source heat pumps and oil central heating. <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 6PU
<b>Council Tax</b>	Test Valley Borough Council - Band F and A

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
Tel. 01264 810702 [www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)

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**Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 592.4 sq m / 6376 sq ft  
 Annexe = 226.5 sq m / 2438 sq ft  
 Garage = 111.0 sq m / 1195 sq ft  
 Store = 3.8 sq m / 41 sq ft  
 Total = 933.7 sq m / 10050 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 #105206