



**EVANS & PARTRIDGE**

**MULBERRY LODGE**  
**LONGSTOCK, STOCKBRIDGE**















# MULBERRY LODGE, LONGSTOCK, STOCKBRIDGE, HAMPSHIRE SO20 6DP

**A SUBSTANTIAL AND DISTINCTIVE MODERN FAMILY HOME OFFERING EXCEPTIONALLY LIGHT, BEAUTIFULLY PRESENTED AND VERSATILE ACCOMMODATION, INCLUDING A GUEST ANNEXE OR HOLIDAY LET, SET WITHIN STUNNING LANDSCAPED GARDENS WITH FAR REACHING OPEN VIEWS IN ONE OF HAMPSHIRE'S MOST SOUGHT AFTER VILLAGES**

**CLOSE TO STOCKBRIDGE HIGH STREET  
COUNTRY WALKS TO RIVER TEST, THE TEST WAY AND BEYOND  
EXTREMELY LIGHT AND AIRY THROUGHOUT  
IDEAL FOR ENTERTAINING IN ALL SEASONS  
INTERESTING LANDSCAPED GARDENS WITH OPEN VIEWS  
WELL REGARDED PUB/RESTAURANT IN WALKING DISTANCE**

**OFFERS INVITED AROUND: £1,250,000 Freehold**

## **DESCRIPTION**

A unique contemporary home, extensively remodelled and enhanced in recent years, enjoying an elevated yet private setting in the beautiful village of Longstock, close to Stockbridge and the River Test. The well appointed accommodation includes a generous entrance and inner hall leading into an exceptional open plan kitchen, breakfast, dining and sitting room with a stable style door opening onto the lower breakfast terrace and front garden. The ground floor also features a dual aspect family room, store, WC with concealed laundry area, and a boot room connecting to a flexible annexe or holiday let. Upstairs, a central landing separates the bedroom accommodation from an elegant cocktail bar and library area leading through to a triple aspect main living room with fireplace and access to an upper terrace with a contemporary gazebo. The principal bedroom benefits from a private sitting room, gym or yoga space together with an en suite shower room, while two further double bedrooms share the main bathroom. The studio annexe has proved ideal for guests or holiday accommodation and could, if desired, be combined with the family room to create a larger independent living space for a relative. Particular highlights of the property include expansive modern glazing, beautiful elevated views and thoughtfully designed gardens offering a variety of seating areas for different occasions and changing valley vistas.

## **LOCATION**

The property is situated in the village of Longstock which is home to the renowned Longstock Water Gardens (with its nursery and farm shop) has a public house with notable restaurant, church, village hall, and is surrounded by miles of riverside with country walks. Danebury Iron Age Fort is close by. Stockbridge, traversed by the River Test, offers a variety of shops, a post office, hotels, public houses, tea rooms, churches, a doctor's surgery, primary and secondary schools. It is also home to the Houghton Fishing Club, renowned worldwide as one of the oldest clubs in England, which was founded in 1882. The cathedral cities of Winchester and Salisbury and the abbey town of Romsey are all within a twenty minute drive and the A303 is close at hand allowing convenient access to London and the West Country. There are also mainline railway stations in Winchester and Andover (both about a fifteen minute drive away) as well as Grateley (about a ten minute drive) with fast trains to Waterloo.

## **ACCOMMODATION**

### **Approach**

Paved path from drive, lantern style lights and composite door with central glazed panel and full height glazed side panels into:

### **Entrance Hall**

Patterned porcelain tiled flooring. Space for sideboard or bench. Two full height double fronted coat cupboards. LED down lighters. Glazed double doors open into:

<b>Central Reception Hall</b>	Wide herringbone oak effect flooring. Staircase with half landing and exposed balustrade rising to first floor, low store under. LED down lighters. Obscure glazed door to inner hall and wide opening into:
<b>Kitchen/Breakfast Room</b>	Open plan with dining area; a substantial light and airy room featuring a high ceiling, part profile ceiling, where there are four substantial sky lights. Two picture windows to the front aspect and a half glazed stable style door to lower side terrace. Wide herringbone oak effect flooring. Kitchen/breakfast room: Long central quartz topped island with pendant light points above and corner breakfast bar, under counter cupboards, deep pan drawers and open fronted shelving. Further long L shaped quartz worktop with large sink and instant boiling water tap, grooved drainer. Under units include textured glass cabinet, wine fridge, cupboards and drawers. Integrated dishwasher. Wide induction hob, hood with extractor fan and light, shelving beside. Line of tall dresser style units include: Neff hide and slide oven, Miele combination oven, tray store and warming drawer under. Integrated larder fridge and freezer. Double fronted larder cupboard/pantry with a range of high level cupboards over. Dining area to end with additional space for seating
<b>Inner Hall</b>	Herringbone oak effect flooring continues. LED down lighter. Doors to family room, cloakroom/laundry and a deep walk in store room.
<b>Family Room</b>	A large dual aspect reception room with a substantial full height picture window to the front aspect, window to side aspect. Limed oak effect flooring. Floor to ceiling joinery to one side, including display and book shelving with cupboards beneath. LED down lighters. A half glazed door to:
<b>Boot Room</b>	This has a long wall for bench with coats over. Oak effect flooring and obscure glazed UPVC external doors to front and rear. This connects the house and annexe as well as giving a separate independent access to the annexe.
<b>Cloakroom/Laundry</b>	Belfast sink unit with quartz surround, mixer tap cupboard under. WC with concealed cistern. To the opposite side, large quartz topped display area with cupboards beneath for a washing machine and separate tumble dryer. Towel radiator with hanging rail to the front, cupboards above. Oak effect flooring. LED down lighters.
<b>Studio/Annexe</b>	Upper area: Balustrade steps to bed/seating area. Tiled floor. Kitchenette: roll top surface with inset sink, mixer tap and drainer. Cupboard beneath. Recess for fridge, space for microwave over. Window. Panelled door to shower room. Bed/seating area, bedside light points. Large window almost to the full width of the room to the side aspect. Oak flooring and LED down lighters.
<b>Shower Room</b>	Porcelain tiled walls and floor. Travertine sill with mirror and shaver socket over. Basin with mixer tap. WC with concealed cistern. Glass screen to shower. LED down lighters. Extractor fan. Towel radiator.
<b><u>FIRST FLOOR</u></b>	
<b>Landing</b>	A spacious central galleried landing with Velux over. Pendant light over stairwell. Window to side aspect. Loft hatch and LED down lighters. The landing also includes a library/reading nook with open storage/shelving, wall light point and window overlooking the rear garden. A deep alcove is converted into a bar area, antiqued mirror tiled splash back, drinking glass racks, bottle rack, cocktail making area and recess for fridge. Half glazed double doors open into the living room. Further panelled doors to bedrooms, bathroom and linen cupboard.
<b>Living Room</b>	Large, triple aspect with high part profile ceilings and LED down lights. Raised open fireplace, long granite hearth and oak sill above. High picture window affords glorious views across the Test Valley. Further picture window to rear aspect and sliding glazed doors to the upper terrace with contemporary gazebo and steps to main garden.

<b>Principal Bedroom Suite</b>	Large double bedroom with substantial full height picture window with view over the Test valley. LED down lighters. Two double wardrobe cupboards. Glass door to private sitting room/gym.
<b>En Suite Shower Room</b>	Travertine sill, mirror above and shaver socket. Basin, mixer tap, drawers under. WC with concealed cistern. Mirror fronted cabinet. Frameless glass screen and walk in shower. Patterned porcelain tiled flooring, tiled walls. LED down lighters. Tall obscure glazed window. Towel radiator.
<b>Private Sitting Room/Gym</b>	Exclusive to the principal bedroom. A light and airy room, with sliding glazed patio door to rear garden. High ceiling, part profile, with large Velux. LED down lighters. Limed oak effect flooring.
<b>Bedroom Two</b>	Double bedroom with window to rear garden. Double wardrobe and LED down lighters.
<b>Bedroom Three</b>	Double bedroom with substantial window providing impressive far reaching views. LED down lighters.
<b>Family Bathroom</b>	Central Velux sky light. Travertine sill, mirror above and shaver socket to one end. Basin with mixer tap and low level WC with concealed cistern. Bath with mixer tap and mixer shower above, tiled surround, bottle recess and glass screen. Patterned porcelain tiled flooring. Towel radiator. LED down lighters. Extractor fan. Access to linen cupboard.
<b>OUTSIDE</b>	Wide cobbled access off lane to generous drive giving plenty of parking. EV charging point. Electric remote operated roller door conceals a useful garage sized store with step to front. Bin stores. The front boundary is enclosed by hedging plants and trees. Shrub borders. Block paved steps and path to front entrance and boot room door. Side path, with iron balustrade and feature flower border, to gate giving access to the lower side terrace beside the kitchen. Curved steps with attractively planted border and curved iron hand rail rise to the upper terrace and rear garden. Front lawn: two veteran apple trees, a laburnum and surrounding shrubs.
<b>Upper Terrace</b>	A larger paved area leading out from the living room with a modern aluminium gazebo, with pivoting roof and pull down side panels. Split level, stone capped, parapet wall to one side, lower section affording views. Rockery border.
<b>Rear Garden</b>	Level lawned area with garden store and decking. Deep well stocked shrub border where the ground rises to the rear boundary. A sleeper edged paved path rises to the upper area with a central timber deck and gazebo; this vantage point provides dramatic and commanding views over a rooftop to rolling farmland and countryside on the opposite side of the valley. A simple post and wire border encloses the rear boundary overlooking fields.
<b>Services</b>	Private drainage and water supply, oil heating (fully insulated outside boiler). Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 6DP

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

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

Approximate Floor Area = 234.4 sq m / 2523 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Outbuilding = 10.2 sq m / 110 sq ft  
 Total = 257.6 sq m / 2773 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 #109066

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	MD	44 D
21-38	F		
1-20	G		