
EVANS & PARTRIDGE
A PERIOD FARMHOUSE IN ABOUT THREE ACRES
BETWEEN STOCKBRIDGE AND FARLEIGH SCHOOL













































OAKCUTS FARM COTTAGE, STOCKBRIDGE ROAD, RED RICE, HAMPSHIRE, SP11 7PQ

OFFERING GREAT SCOPE AND POTENTIAL, AN ATTRACTIVE DETACHED FIVE BEDROOM PERIOD FARMHOUSE STANDING IN JUST OVER THREE ACRES COMPRISING A LARGE MATURE GARDEN AND PADDOCK IN A QUIET RURAL SITUATION BETWEEN STOCKBRIDGE AND FARLEIGH SCHOOL

JUST OVER THREE ACRES OF GARDENS, GROUNDS AND PADDOCK
GREAT SCOPE AND POTENTIAL STPP
REQUIRING EXTENSIVE RENOVATION AND MODERNISATION
CLOSE TO STOCKBRIDGE HIGH STREET AND FARLEIGH SCHOOL
MATURE AND PRIVATE SOUTH FACING REAR GARDEN
FIVE BEDROOMS -TWO BATHROOMS - WINE CELLAR - SPACE FOR OUTBUILDINGS STPP

OFFERS INVITED AROUND: £700,000 Freehold

DESCRIPTION

An exciting opportunity to purchase this Grade II Listed former farmhouse, understood to date back to the early 1800s, constructed of mainly rendered cob elevations beneath a distinctive tall slate roof. The property is in need of complete renovation and refurbishment and offers tremendous scope and potential, subject to planning permission and Listed Building Consent. The house is set back from the lane within a large mature private garden extending to about three quarters of an acre, with an array of large trees and a south facing main rear garden. The eastern boundary opens directly onto an excellent paddock, providing over two acres of grazing, with views across the surrounding farmland and countryside. The accommodation includes a sitting room, family room, a room ideally suited to a kitchen/dining room with an old Aga, and an adjoining extended kitchen/pantry area. There is also a wine cellar, separate utility room and back hall/boot room, which connects through to a work room/workshop with store. At the rear of the house an office can be accessed from outside beside the external door from the inner hall. The first floor comprises an inner landing/study area, five bedrooms, three of which are large double rooms, and a bathroom.

LOCATION

The property is rurally situated to the north west of Stockbridge, on the back road leading to Farleigh School. There is a local shop/garage on the A343 (Budgens). For those who enjoy walking the Iron Age Danebury Hill Fort is also close by. The picturesque town of Stockbridge (approximately 3 miles distance) offers a variety of facilities including shops, hotels, public houses, churches, doctor's surgery, primary and secondary school. The nearby town of Andover provides a comprehensive range of shopping, educational and leisure facilities. Mainline stations at Andover and Grateley are within a short drive and provide fast services to London Waterloo. The cathedral cities of Salisbury and Winchester are both within approximately 20 minutes' drive, and the A303 is close at hand allowing convenient road access to London and the West Country.

ACCOMMODATION

Porch	Canopy porch. Front door with high level obscure glazed panel leading into:
Entrance Hall	Quarry tiled flooring. Pendant light point. Central staircase (one) rising to first floor. Panelled doors to family room and sitting room.
Sitting Room	A square reception room with central fireplace housing inset stove. Small pane picture window to front aspect with seat to front. Deep skirting boards. Exposed ceiling beam. Pendant light point. Side door with steps down to utility.

Family Room	Further square shaped reception room with inglenook fireplace including internal brick fireplace housing Parkray, beam above, low seat to one side and slate paved hearth. Wide small pane picture window to front aspect with seat to front. Exposed beam. Exposed framework and brick to one wall. Deep skirting boards. Panelled door to inner hall and further door into:
Kitchen/Dining Room	No kitchen fitted. Old two oven Aga with tiled surround. Wide small pane picture window to front aspect with deep display sill. Exposed ceiling beam and lights. Door to deep cupboard housing hot water cylinder. Low open doorway down the steps to extended kitchen/pantry. Further doorways to stairwell of staircase (two) and reception hall.
Extended Kitchen/Pantry	Wide picture window overlooking the rear garden. High and low level cupboards and drawers. Belfast sink unit. Tiled splashback. Pendant light point. Plate rack. Exposed beams.
Reception Hall	L shaped with terracotta style flooring. Coat hooks to one alcove. Meter and fuse box. Pendant light point. Half obscure glazed door to outside. Internal ledged and braced latch door into:
Workshop/Store	A lean-to outbuilding with half obscure glazed door to outside. High profile ceiling. Exposed beam and cob infill. Conservation skylight. Mezzanine storage area over hall. Wall light. Opening into log store.
Inner Hall	Split level. Tiled flooring. Door to cloakroom with high level WC. Half obscure glazed door to rear garden, where at further external door gives access to an office. Further doors to staircase descending to cellar and utility.
Office	This is a useful room within the house but currently only accessible from outside. Picture window to the rear aspect.
Cellar	Timber edged curving brick steps descend to a wine cellar extending beneath the sitting room.
Utility	Tiled flooring. Window to rear aspect. Sink with tiled splashback. Pendant light point. Exposed beam. Door to large walk-in shelved cupboard.
Stairwell (two)	Second turning staircase rising to the first floor with open fronted storage beneath. Panelled door into:
Bathroom	Cast iron roll top bath, basin, high level WC. Obscure glazed window. Cork tiled flooring. Part tiled walls. Pendant light point.

FIRST FLOOR

Landing One	(Top of staircase one) Split level. Ceiling light point. Double cupboard. Doors to bedrooms 1, 2, 5 and bathroom.
Bedroom One	A large square double bedroom with small pane picture window to front aspect. Deep display sill. Views towards farmland. Pendant light point. Deep wardrobe.
Bedroom Two	A further substantial square shaped double bedroom. Small pane picture window to front aspect. Comprehensive bookshelves to walls. Ceiling light point. Corner cupboard housing hot water cylinder.
Bedroom Five	Picture window overlooking the rear garden. Ceiling light point.

Bathroom	Pedestal wash hand basin and cast iron bath, both with tiled splashback. High level WC. Shelving. Mirror fronted cabinet. Ceiling light point. Obscure glazed window.
Study Area	A wide room that connects landings 1 and 2 with hardwood flooring. Picture window overlooking the rear garden. Ceiling light point.
Landing 2 (top of staircase 2)	Window to rear aspect. Loft hatch. Pendant light point. Doors to bedrooms 3 and 4.
Bedroom Three	A generously proportioned double bedroom with small pane picture window to the front aspect with view towards farmland and trees. Wide display sill. Large corner wardrobe. Cast iron fireplace. Ceiling light point.
Bedroom Four	Picture window overlooking the rear garden. Ceiling light point.
OUTSIDE	Access off lane to wide five bar gate onto a long, gravelled, driveway leading toward the house providing parking with mature beech trees to one side. Beside the gate a further driveway could be created to lead along the perimeter of the garden and to the paddock land.
Front Garden	Picket gate to driveway. Lawn with surrounding herbaceous borders and trees including large beech trees, a copper beech, fig and other specimens. The front garden is enclosed on one side by an attractive brick and flint wall. To the far gable end an open view is enjoyed across the paddock, farmland and countryside beyond. To the front of the property there are various shrubs.
Rear Garden	(South facing and private) A large, mature garden mainly laid to lawn and interspersed with a variety of trees and herbaceous borders, aluminium frame greenhouse. To the far end of the lawn there are mature trees including an old yew tree and large beech; this is where the garden merges into a fantastic paddock: pasture enclosed on two sides by a line of hedging plants and trees, providing some shelter, with a recently erected post and rail stock fence to the remaining boundary. From the paddock area further views are enjoyed over the surrounding farmland, countryside and woods.
Services	Private water supply. Private drainage. Mains electricity. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Broadband/Mobile Coverage	As there are different providers for both services, please can we recommend that to gain accurate information you refer to Ofcom to investigate the availability of each service. If you have specific questions we will endeavour to ascertain an answer upon request.
Directions	SP11 7PQ
Council Tax	Test Valley Borough Council - Band G

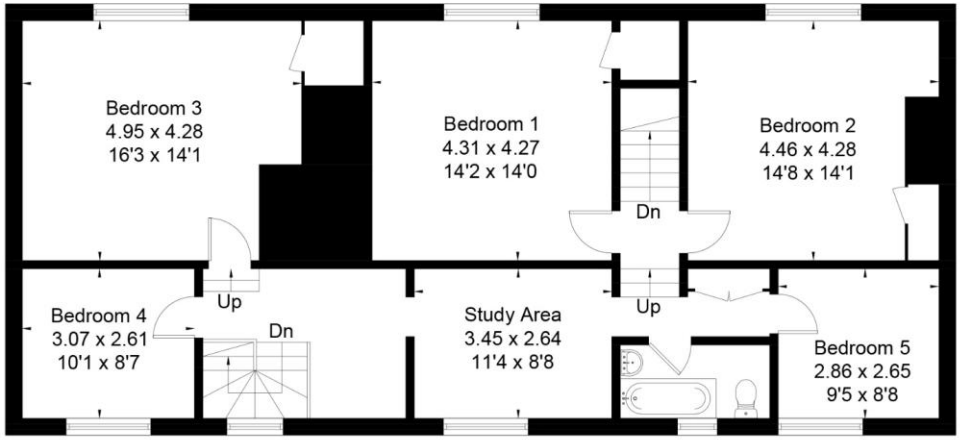
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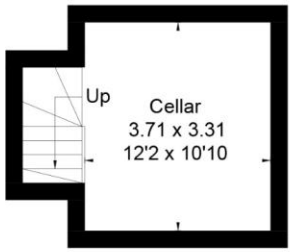
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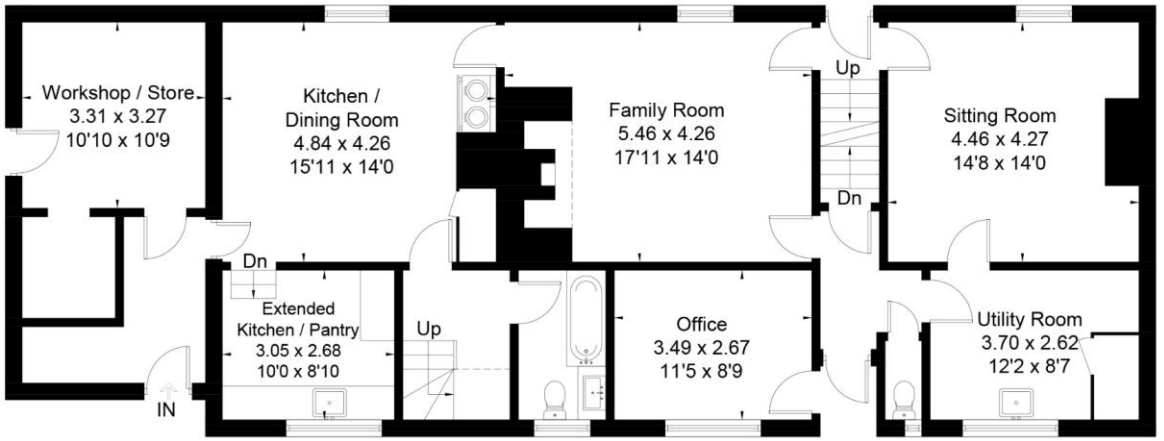
Approximate Floor Area = 265.0 sq m / 2852 sq ft
Outbuilding = 9.0 sq m / 97 sq ft
Total = 274.0 sq m / 2949 sq ft

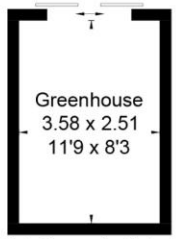




First Floor



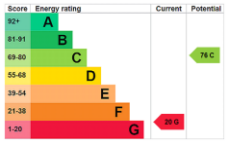




(Not Shown In Actual Location / Orientati

Basement

Ground 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 #116406