



EVANS & PARTRIDGE

SANDLEFORD HOUSE
AMPORT, HAMPSHIRE















SANDLEFORD HOUSE, FURZEDOWN LANE, AMPORT, ANDOVER, HAMPSHIRE, SP11 8BW

AN OUTSTANDING LARGE DETACHED VILLAGE HOUSE STANDING WITHIN BEAUTIFUL WALLED GROUNDS FEATURING A CHARMING PRIVATE LANDSCAPED GARDEN QUIETLY SITUATED OFF A NO THROUGH LANE ON THE EDGE OF THIS POPULAR VILLAGE

RECEPTION HALL AND CLOAKROOM
LARGE DRAWING ROOM - LIVING ROOM/FORMAL DINING ROOM - LIBRARY/STUDY
FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM - UTILITY
FOUR DOUBLE BEDROOMS - TWO EN SUITES - FAMILY BATHROOM
SUBSTANTIAL BOARDED LOFT - DOUBLE GARAGE/WORKSHOP
WALLED GROUNDS - BEAUTIFUL GARDEN - STUDIO
VILAGE GREEN - SCHOOL - PUB/RESTUARANT - CHURCH - COUNTRY WALKS

OFFERS INVITED AROUND: £1,595,000 Freehold

DESCRIPTION

A most attractive and impressively proportioned individual detached modern house with handsome brick and flint elevations beneath a tiled roof. The entire site is enclosed within beautiful brick and flint walls, with decorative electric iron gates leading off Furzedown Lane, a no through road on the edge of the village which continues to the church and Amport House. The front of the house provides ample private parking and a detached double garage. The main garden enjoys privacy and a southerly orientation, with an ideal terrace for entertaining, a central lawn, art studio and separate summer house. The characterful accommodation includes a central reception hall with cloakroom, an elegant square drawing room with high ceilings, a large second reception room currently used for formal dining at one end and additional living space at the other, a library/snug and a large farmhouse style kitchen/breakfast room overlooking the garden, with an adjoining utility room. The first floor is arranged around a generous landing and includes four double bedrooms, two with en suite bathrooms, whilst the remaining bedrooms share the family bathroom. A large loft provides excellent additional storage and scope for conversion, subject to the necessary consents.

LOCATION

The property is situated in the sought after village of Amport. The village has an excellent primary school with Farleigh School, a leading co-educational private school only a short drive away. It also boasts the popular Hawk Inn and the renowned Hawk Conservancy and is conveniently situated for the A303 providing access to the West Country and London via the M3. The mainline railway link to London is via Grateley station which is a 6 minute drive away (Waterloo in 75 mins) as well as in Andover (Waterloo in just over the hour). A shop and post office can be found in the adjacent village of Abbots Ann and also Weyhill, with its popular Hillier Garden Centre complex. A range of comprehensive leisure, entertainment and shopping facilities can be found in the nearby towns and cities of Stockbridge, Winchester, Salisbury and Andover.

Approach

Access off drive onto a wide covered porch with exposed brick post, iron handrail and overhead lantern style light. Substantial oak and part glazed door leading into:

Reception Hall

Limestone tiled flooring. Detailed ceiling coving. Ceiling light. Downlighters. Turning staircase with runner. Chamfered balustrade to one side rising to the first floor. Door to deep understairs coats cupboard with automatic light. Panelled doors to living/formal dining room, kitchen/breakfast room, library and:

Cloakroom

White suite comprising basin with central mixer tap, double fronted cupboard beneath. Low level WC. Cottage style window to front aspect. Travertine tiled flooring. Coving. Downlighters.

Library

A cosy room that connects the reception hall and drawing room. Herringbone parquet flooring. Wide picture window to the front aspect. Detailed ceiling cornice. Central pendant light point. Decorative, wide column effect recess to one wall providing comprehensive book shelving. Panelled door and steps descending to:

Drawing Room	An elegant, high-ceiling, square reception room with equally elegant ceiling coving and cornice as well as deep skirting boards. Decorative fireplace housing an electric log burning stove with slate surround and raised hearth, decorative carved mantelpiece - manifold for underfloor heating concealed behind. Central ceiling light point, surrounding spotlights for artwork. Glazed double doors with further wide glazed panels to either side opening onto the rear terrace, enjoying views over the main garden, two further large windows to the front aspect.
Living/Formal Dining Room	An additional spacious and impressive dual aspect room. Glazed double doors open onto a rear patio and the main garden whilst a wide picture overlooks the front. Herringbone parquet flooring throughout. Central fireplace with open Jetmaster fire, granite hearth and a classic marble mantelpiece. Detailed ceiling coving. Two pendant light points. Further wall light points with central switch.
Kitchen/Breakfast Room	A large classic farmhouse style kitchen with space for a substantial central dining table. Travertine tiled flooring throughout. Glazed double doors open onto the patio and a large rear facing picture window overlooks the main landscaped garden. Long polished granite work surfaces with similar upstand and windowsill. Modern electric three oven Aga with six zone hob, tiled splash back, extractor fan and light over with open fronted display areas to either side. Stainless steel 1½ bowl sink unit with mixer tap insinkerator and polished granite drainer on one side. Integrated undercounter day fridge. Integrated dishwasher. A range of Shaker style high and low level cupboards and drawers with deep pan drawers. Spotlights. Half glazed internal door into:
Utility	Roll top work surfaces. Inset stainless steel sink unit with mixer tap, drinking water tap and drainer. A range of high and low level cupboards and drawers. Full height integrated larder fridge with deep pantry drawers to one side. Integrated undercounter freezer. Grant oil-fired boiler. Towel radiator. Downlighters. Travertine tiled flooring. Half glazed door with high level window to one side opening into the rear garden.
FIRST FLOOR	Substantial central landing, an ideal gallery with plenty of wall space. Two large windows to the front aspect. Ceiling coving. Downlighters and spotlight. Pendant light over stairwell. Eaves storage cupboards. Double doors to a deep airing cupboard with comprehensive slatted shelving and pressurised Megaflo hot water cylinder. Panelled doors to:
Principal Bedroom	A substantial dual aspect double bedroom with high ceilings, central pendant light point, surrounding downlighters. Two large dormer windows to the front aspect with a further walk-in dormer to rear aspect overlooking the beautiful walled rear garden. Built-in double wardrobe. Loft hatch. Panelled door into:
En Suite	Wash hand basin with stone sill to either side, double cupboard beneath, corner mixer tap and circular mirror above. Corner glass/tiled shower enclosure with overhead rain shower, high bottle recess. Low level WC with concealed cistern. Conservation skylight. Towel radiator. Tiled flooring and walls. LED downlighters. Extractor fan.
Bedroom Suite Two	A large dual aspect double bedroom. Picture window to the rear aspect, further window to side aspect overlooking gardens. Ceiling coving. Pendant light point, downlighters. Built-in double wardrobe. Panelled door to:
En Suite	Marble sill with similar upstand, inset basin with mixer tap, large mirror and light over, double cupboard beneath. Glass door into tiled shower enclosure with mixer shower. High bottle recess. Low level WC. Towel radiator. Tiled flooring. High ceiling with conservation skylight. LED downlighters.
Bedroom Three	An additional double bedroom with wide picture window overlooking front. Pendant light point. Coving. Recesses with glass display sills. Built-in double wardrobe.

Bedroom Four	Currently used as a large study but could revert to a further double bedroom with rear facing window. Pendant light point. Coving. Built-in double wardrobe. Recesses with glass display sills.
Family Bathroom	A large room with panelled, long bath, mixer tap/handheld shower attachment to one end with stone sill behind, tiled surround. Marble topped washstand with inset basin, mixer tap, marble splashback, mirror with inset shaver socket and wall lights above, large double cupboard beneath. Glass door into a large tiled shower enclosure with rain head shower above. Low level WC. Towel radiator. Eaves storage cupboard. Tiled flooring. Dormer window overlooking the rear garden. LED downlighters. Extractor fan.
OUTSIDE	The property is approached via Furzedown Lane, a sought after no-through village lane giving access to the church and Amport House. Gravel approach with lawn and shrubs to either side to large ornate iron electric double gates which open onto a substantial gravel driveway extending to the front of the house. The entire frontage is enclosed by attractive brick and flint walls, all with tile capping, the front wall is particularly high. A herbaceous border runs to the front with espalier fruit trees, further flowering shrub borders and a line of pleached photinia trees screen the side boundary. To one corner there is a well built double garage constructed of cavity block and brick elevations beneath a hipped tiled roof. Barn style double doors to either side of a wide central brick pier provide access to substantial parking bays, fluorescent strip lights, picture window to side aspect, power points, fuse board, hatch to large, boarded loft space. Externally there is an EV charger.
Rear Garden	This can be accessed from wrought iron gates to either side of the house. A split level wraparound brick edged sandstone terrace flows around the rear of the property, part enclosed by box hedging. Steps with wrought iron handrails and a choice of seating and sunbathing areas. Wisteria and roses have been trained to the façade. Central main level lawn with well stocked central main level lawn with well stocked borders with an abundance of roses, perennials, shrubs and specimen trees. A wrought iron pergola, with path beneath, covered in climbing plants and additional roses connects one part of the terrace and a garden store to the rear corner boundary. An additional hexagon shaped garden studio is positioned to the opposite side boundary enjoying attractive views of the grounds. The rear is completely enclosed by attractive tile capped brick and knapped flint walls, surrounding mature trees add to the seclusion. The rear garden has the tremendous benefit of a sunny southerly aspect.
Services	Mains water, electricity, oil heating. 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 8BW
Council Tax	Test Valley Borough Council - Band G

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