

# HIGH BEECHES

ALTON • HAMPSHIRE







# HIGH BEECHES

SWAINES HILL • ALTON • HAMPSHIRE • GU34 4DP

**DISTANCES (APPROXIMATE):**

South Warnborough 2 miles • Upton Grey 3 miles • Alton 3.6 miles • Odiham 5 miles • Farnham 11 miles  
Basingstoke 10 miles • Winchester 21 miles • London Heathrow 34 miles • Central London 50 miles.

## Supremely elegant Georgian and Arts and Crafts style country house in idyllic rural setting

**MAIN HOUSE**

**Ground Floor:** Entrance hall • Drawing room • Day room • Morning room • Dining room • Kitchen/breakfast room  
Sitting room • Family room • Garden room • Office • Utility room • Cook's kitchen • Boot room • 3 WCs

**Basement:** 3 interconnecting store rooms

**First Floor:** Principal suite with two bathrooms and two dressing rooms • 2nd suite with bathroom and dressing room  
3rd suite with shower room and dressing room • 4th suite with shower room • Airing cupboard and laundry  
Attic space

**OUTSIDE**

Outdoor swimming pool with pool house • Vegetable courtyard • 2 green houses • Gardener's shed

**Party Barn:** 2 reception spaces • Fitted kitchen • Shower room

**Outbuilding 1:** Currently laid out as: Kitchen/living room • 2 double bedrooms with en suite shower rooms

**Outbuilding 2:** Currently laid out as: Bedroom/living room • Shower room • Cupboard • Log store

**Area above carport:** Currently laid out as: Kitchen/dining room • Sitting room • Bedroom • Shower room • Dressing room • 4 bay carport • Workshop/tool store • 2 bay carport • Kennel • Log store

**In all approx. 19 acres**



Edward Cunningham  
Country Department  
edward.cunningham@knightfrank.com  
020 7861 1080

Clive Moon  
Knight Frank Basingstoke  
clive.moon@knightfrank.com  
01256 630976

Phillippa Dalby-Welsh  
Country Department  
pdwelsh@savills.com  
07870 999117



Rory McKenzie  
Savills Farnham  
rmckenzie@savills.com  
07812 965317





## DESCRIPTION

High Beeches is an exceptional interpretation of both the classical Georgian country house and Arts and Crafts style farmhouse, providing an aesthetically beautiful, practical and comfortable home that was completed in 2018. From its elevated position, the house has wonderful views over its own land and rolling Hampshire countryside beyond.

Approached via a sweeping private drive, High Beeches' symmetrical facade has instant architectural appeal. Carefully chosen materials, such as the mellow lime render used for the construction of the south facing facade and Cotswold slate roof afford the impression of a much older building, that rests in harmony with the maturity of the landscape.

Inside, the generosity of space and abundance of light is particularly notable throughout. The house extends to approximately 11,895 sq ft in total. The magnificent, centralised entrance hall, which has stone fireplaces with open fires at either end, provides a fabulous space for entertaining. From here the principal reception spaces are accessed. Throughout the ground floor there is reclaimed Bourgogne limestone flooring and underfloor heating. There are 8 reception spaces on the ground floor, 6 of which face south with views over the gardens and interconnect through exaggerated doorways, carefully juxtaposed to provide outstanding lateral living space that could equally suit a couple as it could a large family. There are rooms for different times of day, with individual character and orientation to take advantage of the garden views. The centralised, south facing kitchen/breakfast room adjoins a dining area and separate, relaxed seating area, ideal for modern living. The bespoke kitchen features bespoke cabinetry, a La Coche oven and Italian granite work tops. There are open fires in the drawing room and family room. 5 of the reception rooms have bi-fold doors that open directly out onto the gardens and outdoor dining and seating areas. Bespoke cabinetry and joinery, oak and painted accoya windows and bi-fold doors are particular design features throughout.

On the first floor, the principal suite occupies the East side of the house. It features both 2 dressing rooms and 2 en suite bathrooms. There are 3 further bedrooms suites, 2 of which have dressing rooms. The dimensions of the bedroom suites, referenced on the floor plans, speak for themselves. Each bedroom has views over the gardens and countryside beyond. In addition there is an airing cupboard and a laundry.

The basement comprises a series of useful storage rooms.

















## THE OUTBUILDINGS

Two charming outbuildings are arranged as ancillary lodges and the first floor room above the carport is presented as occasional ancillary accommodation. The party barn has two reception spaces, a wood-burner, a fully fitted kitchen with breakfast bar and a shower room. There is a detached outbuilding laid out as a gym. All the outbuildings are built in a period style with particular attention paid to the choice and quality of materials.

The outdoor swimming pool is sheltered by mature hedging and surrounded by a sun terrace. The charming, thatched pool house provides a covered area for summer dining and houses the changing room and boiler room.

Two carports provide substantial garaging and there is a separate workshop and kennel as well as numerous places to store logs.

Two Victorian style greenhouses and several raised beds provide opportunity for growing an abundance of fruit and vegetables in a sheltered, courtyard.

A new stable block comprises 4 loose boxes, a tack room and store. There is direct access from here to the paddock behind.



CARPORT AND FIRST FLOOR ROOMS



OUTBUILDING 1



GYM

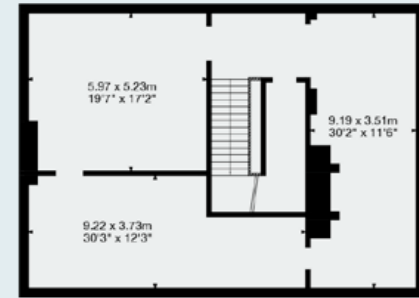




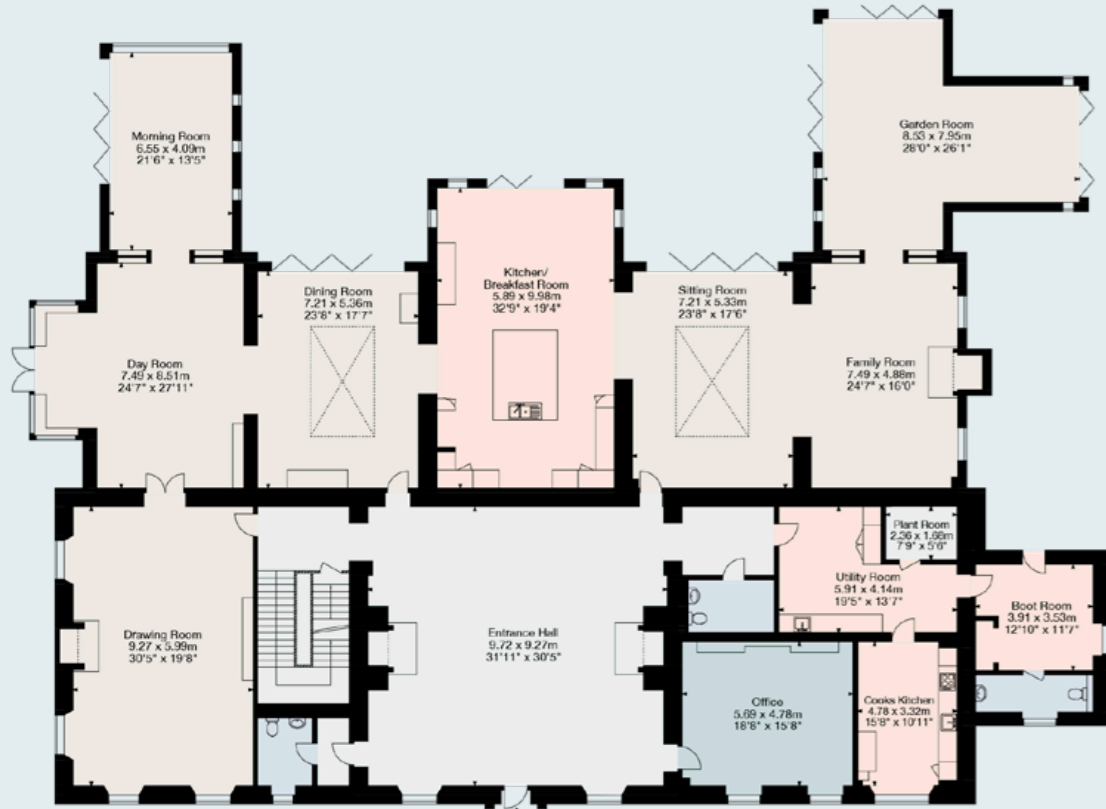
# HIGH BEECHES

Approximate Gross Internal Area  
 Main House: 1,105 sq m / 11,895 sq ft  
 Outbuilding Three: 44 sq m / 477 sq ft  
 Pool House: 57 sq m / 617 sq ft  
 Party Barn: 94 sq m / 1,009 sq ft  
 Outbuilding One: 80 sq m / 861 sq ft  
 Outbuilding Two: 35 sq m / 381 sq ft  
 Garage Complex Ground Floor: 234 sq m / 2,516 sq ft  
 Garage Complex First Floor: 92 sq m / 989 sq ft  
 Stables: 120 sq m / 1,296 sq ft  
 Outbuildings: 32 sq m / 349 sq ft  
 Total Area: 1,893 sq m / 20,390 sq ft

Not to scale. For identification purposes only



Basement



Ground Floor



First Floor

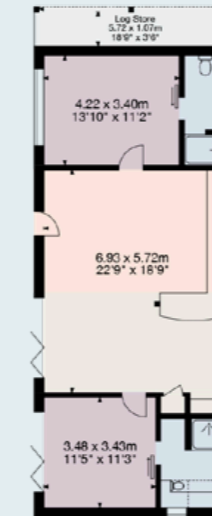
Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outbuildings



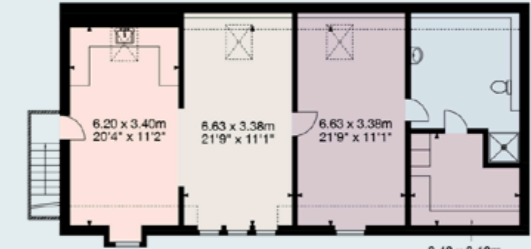
Outbuilding 2



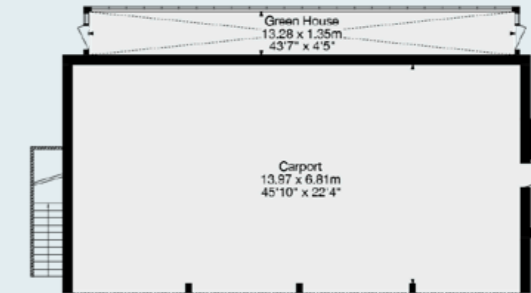
Outbuilding 1



Party Barn



Garage Complex - First Floor

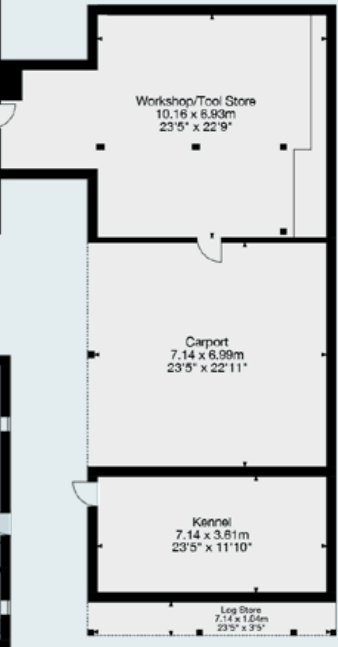


Garage Complex - Ground Floor



Pool House

Gym



Log Store

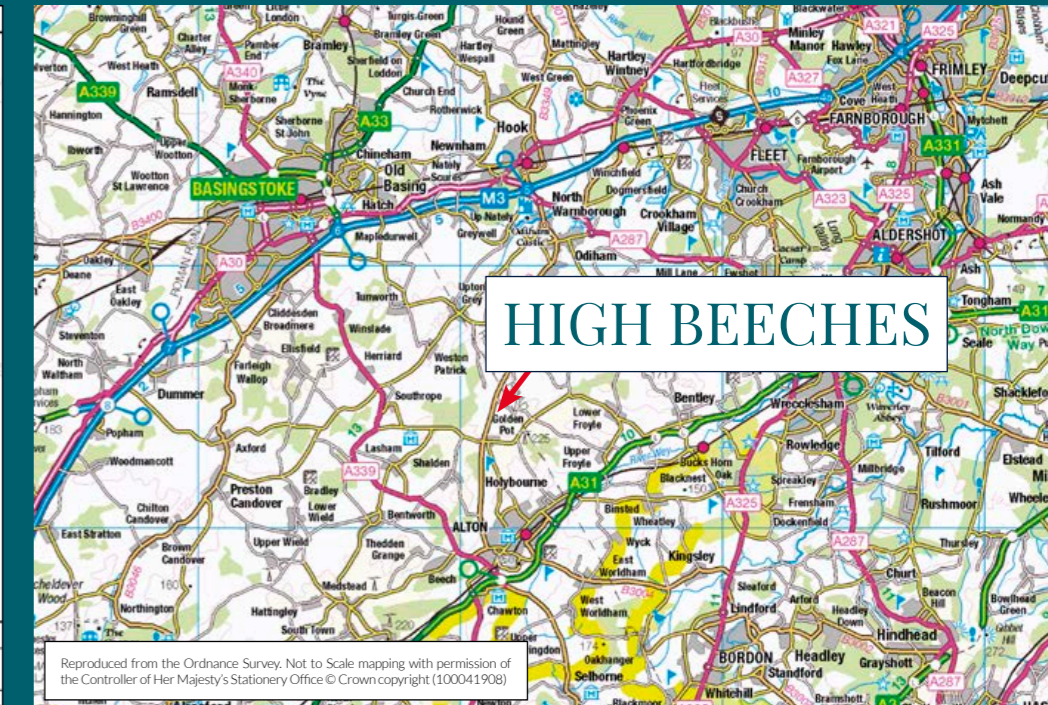
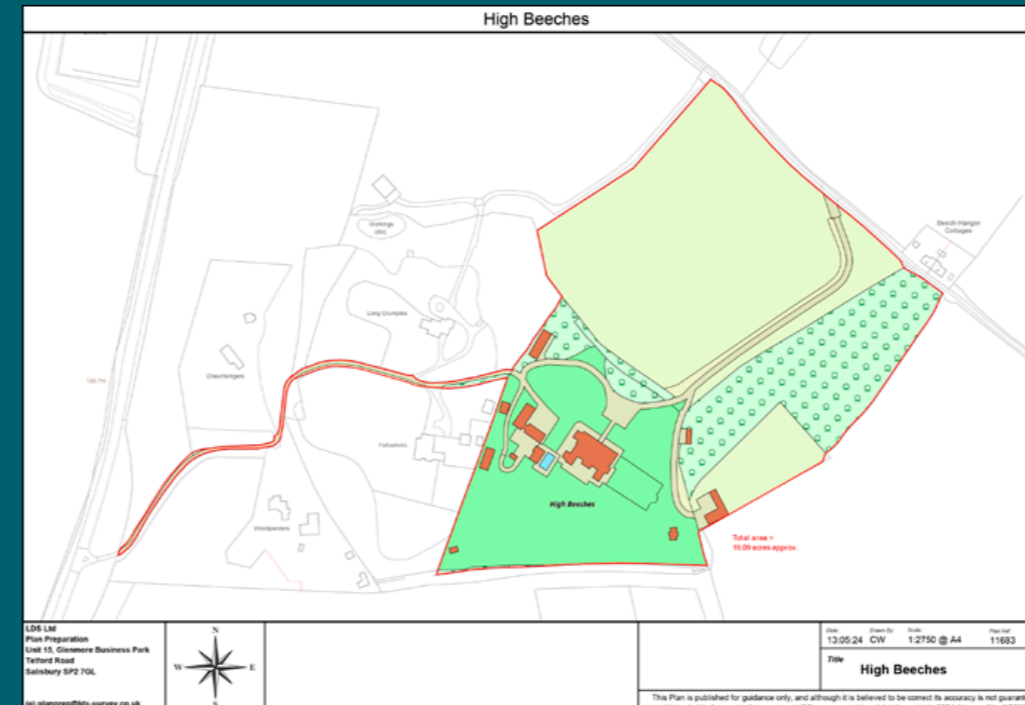


## GARDEN AND GROUNDS



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The gardens and grounds at High Beeches extend to approximately 19 acres. There is a rear drive providing separate access for staff and deliveries.



## LOCATION

The surrounding East Hampshire countryside is very well known for its picturesque villages and outstanding opportunities for walking, riding and country pursuits generally.

The village of South Warnborough is 2 miles from the house and has a pub, village shop, church, village hall and playground. Upton Grey, approximately 3 miles away has a village shop with Post Office, medieval church, village hall and public house called the Hoddington Arms. In nearby Odiham there are a wide variety of shops, restaurants and facilities including a doctors' surgery, dentists, opticians and pharmacy, with further day to day amenities, extensive shopping, recreational, business and

educational facilities at the larger towns of Alton, Basingstoke and Farnham.

Communications are excellent, with both the M3 (Junc. 5) and the A31 giving swift access to the national motorway network, as well as Heathrow, Southampton and Gatwick airports. There are main line train services from Hook and Basingstoke to London Waterloo within an hour.

Local schools include the Cof E Primary School and Lord Wandsworth's College in Long Sutton and Robert Mays in Odiham. Slightly further afield are Daneshill, St Neots, Alton School, Winchester College, St. Swithun's and Eagle House, Cheam and Wellington College.

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## PROPERTY INFORMATION

**Services:** Mains water

Mains electricity

Calor Gas serves the heating boilers and cooker

Private drainage: Klargister

Broadband and Sky

**Tenure:** Freehold

**EPC Rating:** B

**Local Authority:** Hart District Council

**Postcode:** GU34 4DP

**Guide Price:** £10,000,000

**For viewings please use what3words:**  
depth.curiosity.guru

**Rights of Way, Wayleaves, Easements:** There are no public rights of way affecting the property. The lane to the main road is owned by High Beeches, neighbouring properties have a right of access over the lane.

**Viewing:** Strictly by appointment with Savills and Knight Frank.



