



Lower Mill Villas, Longparish, Hampshire

1 Lower Mill Villas, Longparish, Nr Stockbridge, Hampshire

Lower Mill Villas is a spacious home in the heart of the village with beautiful, private gardens and far-reaching views over neighbouring farmland to the west. The heart of the home is an open-plan kitchen/dining room with French doors to the garden. Adjacent is a family room with a woodburner and separate study with skylights and west-facing views. To the front of the house is a separate sitting room with open fireplace. The remainder of the ground floor is made up of a utility room and cloakroom. There are three bedrooms on the first floor with a luxurious family bathroom, and a further bedroom and shower room on the second floor.

Approached via a five-bar gate to a gravel parking area and double garage with games room/office above. There is a generous front garden with the majority of the garden lying to the south with a productive kitchen garden. A terrace lies immediately to the side and rear of the house with low level steps to a lawn and plenty of room for outdoor entertaining.

The house is in a pretty location surrounded by the rolling countryside of the Test Valley. The village has two pubs, primary school, village shop and church. The nearby towns of Andover and Stockbridge along with the cities of Winchester and Salisbury provide a more comprehensive range of shops, restaurants and leisure facilities. There are regular trains to London Waterloo from both Whitchurch and Andover railway stations.



4



2

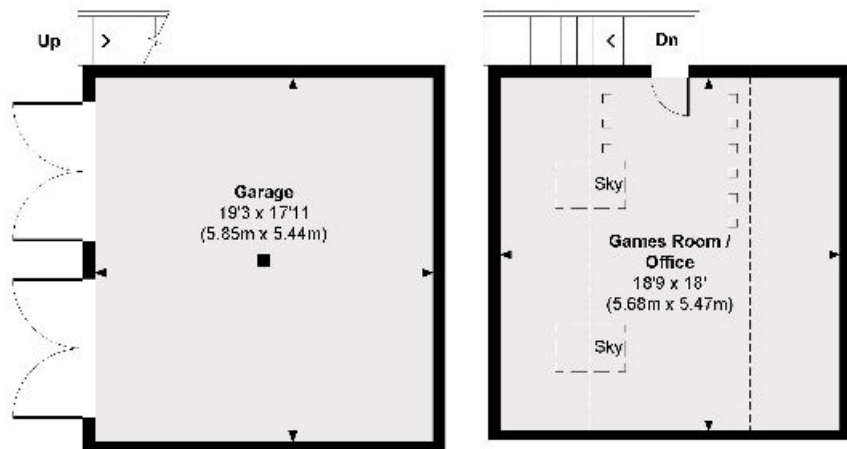


3

EPC

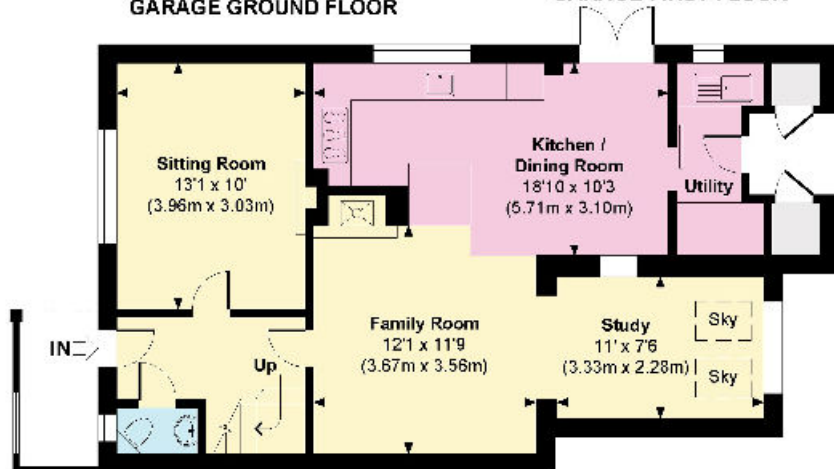
D



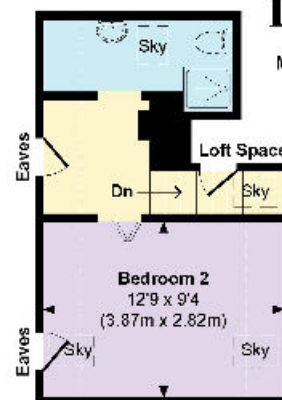


GARAGE GROUND FLOOR

GARAGE FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Lower Mill Villas

Approximate Gross Internal Area
Main House = 1438 Sq Ft / 133.70 Sq M
Garage = 677 Sq Ft / 62.89 Sq M
Total = 2116 Sq Ft / 196.59 Sq M
 Outbuildings are not shown
 in correct orientation or location.
 Includes areas with Restricted room height.



Local Authority:
 Test Valley Borough Council
 Council Tax band: E
 Guide price
£775,000
 Tenure: available freehold

Knight Frank
 Winchester
 14-15 Jewry Street
 Winchester
 SO23 8RZ
knightfrank.co.uk

I would be delighted to tell you more
 Ed Hunt
 01962 677236
edward.hunt@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated July 2023. Photographs and videos dated June 2023.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.