

Keepers Cottage, Middle Wyke





Keepers Cottage, Middle Wyke, Hampshire

A substantially extended and remodelled home offering extensive and versatile accommodation and beautifully presented throughout. On entering Keepers Cottage and into a central reception hall which has a wine cellar beneath, there are three reception rooms on the ground floor of the original part of the property. The hall then leads to a stunning open-plan kitchen by Martin Moore with an island and dining area, together with a substantial adjoining utility/boot room. To the other end of the property there is a wing of four luxury bedroom suites, of which the principal bedroom has an oak frame garden room/library. A second central staircase leads to a self-contained first floor guest suite with sitting/dining room, large bedroom, dressing area, bathroom and WC.

Keepers Cottage is approached down a gravel road and through twin electric five bar gates to a gravelled driveway leading to the entrance. A further gated driveway leads to the garaging with further parking. At present the garaging consists of a double bay, store and a workshop. Subject to planning permission there could be great opportunity for the creation of ancillary accommodation. The property is in a glorious setting and its gardens comprise of large lawns with a variety of mature specimen trees and an abundance of shrubs and flowers. There is a secluded sheltered terrace area extending to the rear of the property, ideal for entertaining. To the side of the house is a heated pool within a retractable aluminium framed housing serviced by a brick and weather-boarded pool house.



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1.43

EPC

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Location

The property is situated in the small hamlet of Middle Wyke, about one mile away from the village of St Mary Bourne which has a primary school, doctor's surgery, church, village hall, a Post Office and shop, as well as two public houses. Andover and Whitchurch (both 5 miles away) offer a comprehensive range of shopping, educational and leisure facilities as well as excellent rail services to Waterloo. Newbury (14 miles) also offers fast mainline rail services Paddington. Independent schools in the area include Farleigh Preparatory School, Godolphin, Chaffyn Grove and Salisbury Cathedral School, Stockbridge has a junior school and secondary school, Peter Symonds Sixth Form College is located in Winchester, together with Winchester College and St Swithun's, Downe House and Bradfield College.







Keepers Cottage

Approximate Gross Internal Area

Main House = 4995 Sq Ft / 464.03 Sq M

Garage / Store = 576 Sq Ft / 53.54 Sq M

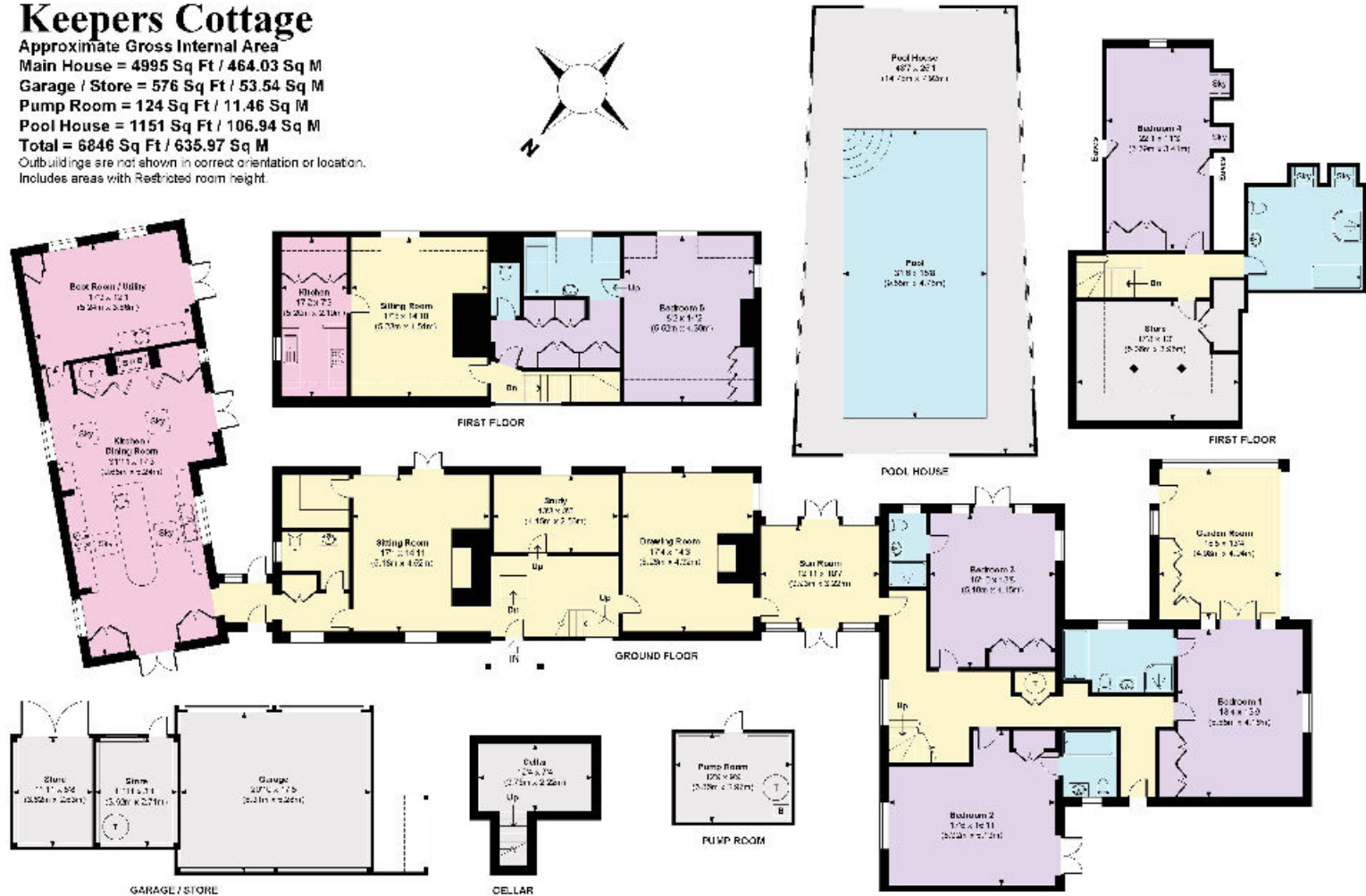
Pump Room = 124 Sq Ft / 11.46 Sq M

Pool House = 1151 Sq Ft / 106.94 Sq M

Total = 6846 Sq Ft / 635.97 Sq M

Outbuildings are not shown in correct orientation or location.

Includes areas with Restricted room height.



Local Authority:
Basingstoke and Dean Borough Council
Council Tax band: H

Guide price
£2,450,000

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.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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