

# Boarfield House, Over Wallop, Stockbridge, Hampshire

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A **wonderfully located** family home, set in the middle of its land with attractive gardens and useful outbuildings.

### Summary of accommodation

- Reception hall | Drawing room | Sitting room | Family room | Dining room | Study | Spacious kitchen/breakfast room | Utility room | Cloakroom
- Principal bedroom with adjoining bathroom and walk in dressing room | Four further spacious double bedrooms with bathrooms/shower rooms
- Extensive outbuildings including stables, store, garaging, triple car port and garden stores
- Further barn with home office
- Heated swimming pool with large terrace, adjacent studio annexe with double bedroom/kitchenette, separate wc and shower
- Landscaped gardens with pond
- Former manège with potential for a tennis court
- Grassland

In all about 5.47 acres

### Distances

Grateley station 1.8 miles (London Waterloo 77 mins), Stockbridge 5.1 miles, Farleigh Preparatory School 5.3 miles  
A303 7 miles, Andover 7.7 miles Salisbury 13.2 miles  
(All distances and times are approximate)



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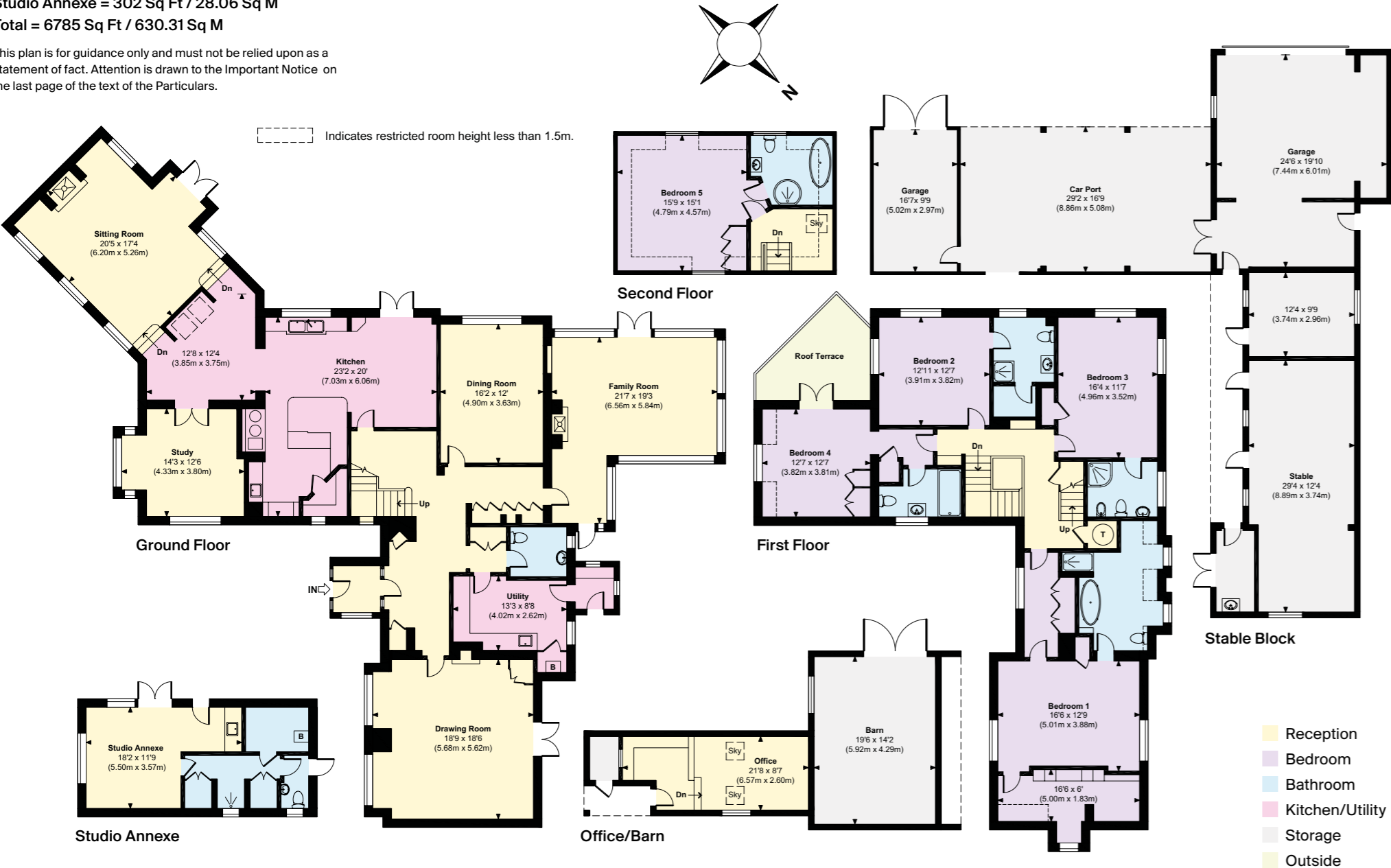






Approximate Gross Internal Floor Area  
 Main House = 4366 Sq Ft / 405.65 Sq M  
 Stable Block = 1648 Sq Ft / 153.05 Sq M  
 Office / Barn = 469 Sq Ft / 43.55 Sq M  
 Studio Annexe = 302 Sq Ft / 28.06 Sq M  
 Total = 6785 Sq Ft / 630.31 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





## Property information

**Tenure:** Freehold

**Postcode:** SO20 8JQ

**Services:** Mains gas, electricity and water for the house.

Oil heating for the swimming pool.

**Local Authority:** Test Valley Borough Council

**Council Tax:** H

**EPC Rating:** C

**Offers in excess of £2,650,000**



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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