



Stonebrook, Sarson Barns, Ampport, Hampshire



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Stonebrook sits in an enviable position on the edge of a very popular village in a beautiful conservation area, overlooking sweeping gardens that run down to its own stretch of the Pill Hill Brook and also having further land to the west. The house has brick and flint elevations under a tiled roof and has a stunning interior, which results in an elegant home with excellent family living space whilst absorbing wider entertaining with ease.

The house is entered via a wide entrance hall which has a stone floor that provides access to the principal rooms. To the south end of the property is the large triple aspect vaulted drawing room with brick built open fire and wide double doors opening to the garden. The farmhouse style kitchen/ breakfast room (with walk-in larder fridge) links with the oak floored dining/ sitting room to also provide a spacious family area, again with double doors leading to the south facing aspect of the garden. A well-sized study and generous garden/sitting room also with doors out on to the garden completes the reception accommodation.

Bedroom one contains a wall of built-in wardrobes as well as an en suite bathroom and another set of French doors to the garden. There are two further double rooms with westerly views over the garden, one of which is en suite and the other using the family bathroom. Bedroom four again has an en suite meaning all bedrooms have the luxury of not needing to share a bathroom.



Outdoor

The beautiful and thoughtfully laid out garden is mainly laid to lawn with a selection of established specimen trees. It is tranquil and private with the land running down to the Pill Hill brook on the Eastern boundary. There are terraces and patios to enjoy outdoor entertaining including a pretty gravel garden with an open summerhouse enjoying a southerly aspect. Next to the house is a garage fully fitted with a laundry room. This detached building could offer further accommodation (subject to planning). To the west of the house is a 10 acre paddock, which could be offered for sale separately, the ground offers huge scope for an equestrian buyer or those wanting the protection of their own land.







Location

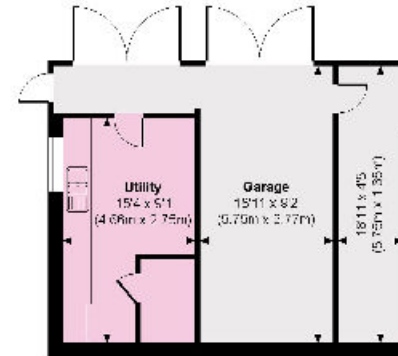
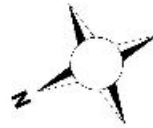
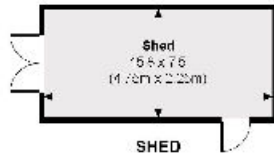
Stonebrook sits between the pretty North Hampshire villages of Monxton and Amport which has a primary school and pub. The nearby town of Andover has a comprehensive range of amenities and a mainline railway station with direct trains to London Waterloo. The cities of Winchester and Salisbury provide further facilities. Amport Primary and John Hanson Secondary are the catchment area schools. There is a good range of independent schools in the area such as Farleigh and Rookwood as well as Bishops Wordsworth's Grammar School and Godolphin School for girls in Salisbury, Winchester College for boys, St Swithun's for girls and Peter Symonds Sixth Form College in Winchester.



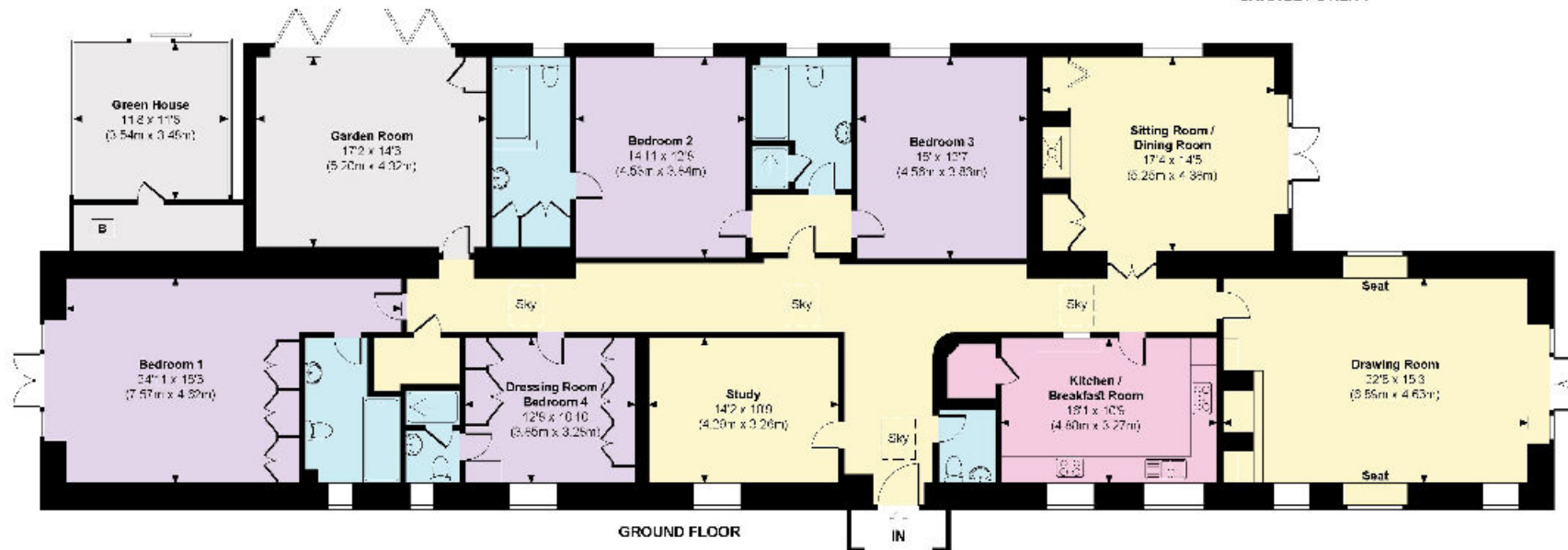
Local Authority: Test Valley Borough Council
 Council Tax band: G
 House and garden guide price: £1,350,000
 Paddock land guide price: £250,000
 Available freehold

Stonebrook

Approximate Gross Internal Area
Main House = 3161 Sq Ft / 293.68 Sq M
Garage / Utility = 443 Sq Ft / 41.09 Sq M
Shed = 115 Sq Ft / 10.69 Sq M
Total = 3719 Sq Ft / 345.46 Sq M
 Outbuildings are not shown in correct orientation or location.



GARAGE / UTILITY



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