



Sarson Mill, Amport, Hampshire





# An immaculately presented modern Mill House on the banks of the Pill Hill Brook.

## Summary of accommodation

**Ground Floor:** Double height reception hall | Drawing room | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility room | Cloakroom

**First Floor:** Principal bedroom with two adjoining dressing rooms and a bathroom | Laundry room | Three further double bedrooms, one with adjoining shower room | Family bathroom

(The larger dressing room and the laundry room were originally constructed as a double bedroom and adjoining bathroom. This could easily be reinstated if required)

**Cottage:** Entrance hall | Sitting room | Kitchen | Two double bedrooms and two bathrooms (one adjoining)

**Outside:** Three-bay garage, one used as a store | Glasshouse | Double garage/machinery store

Pill Hill Brook | Mill Pond | Landscaped gardens | Kitchen garden | Paddock

In all approximately 4.30 acres

## Distances

Grateley Station 2.8 miles (London Waterloo from 75 minutes), Farleigh School 3.1 miles

Andover 7.3 miles (London Waterloo from 70 minutes), Stockbridge 8.8 miles, Salisbury 18 miles, Winchester 23 miles

(All distances and times are approximate)



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## Sarson Mill

Built in 2003, Sarson Mill today offers immaculate and well-appointed accommodation over two floors set on the banks of the Pill Hill Brook which in turn flows into the River Anton. The house is finished to a high specification with Lutron Lighting, a Sonos sound system and LED ceiling light fittings.

Of particular note is the entrance hall with a full height floor to ceiling window overlooking the Mill stream and the immaculate garden and grounds beyond. The drawing room is well-presented with a double aspect south and west and with a door leading through to the sitting/TV room.

The dining room has four sets on French doors opening onto the terrace, giving views of the water and the gardens. This room in turn has double doors leading through to the well-equipped kitchen/breakfast room with a utility room off.





On the first floor is the principal bedroom with two adjoining dressing rooms, an adjoining bathroom and laundry room. The previous owners had a principal bedroom with dressing room and bathroom and four further bedrooms and three further bathrooms. On the other side of the landing are three double bedrooms, one with an adjoining shower room and a large well-appointed family bathroom.

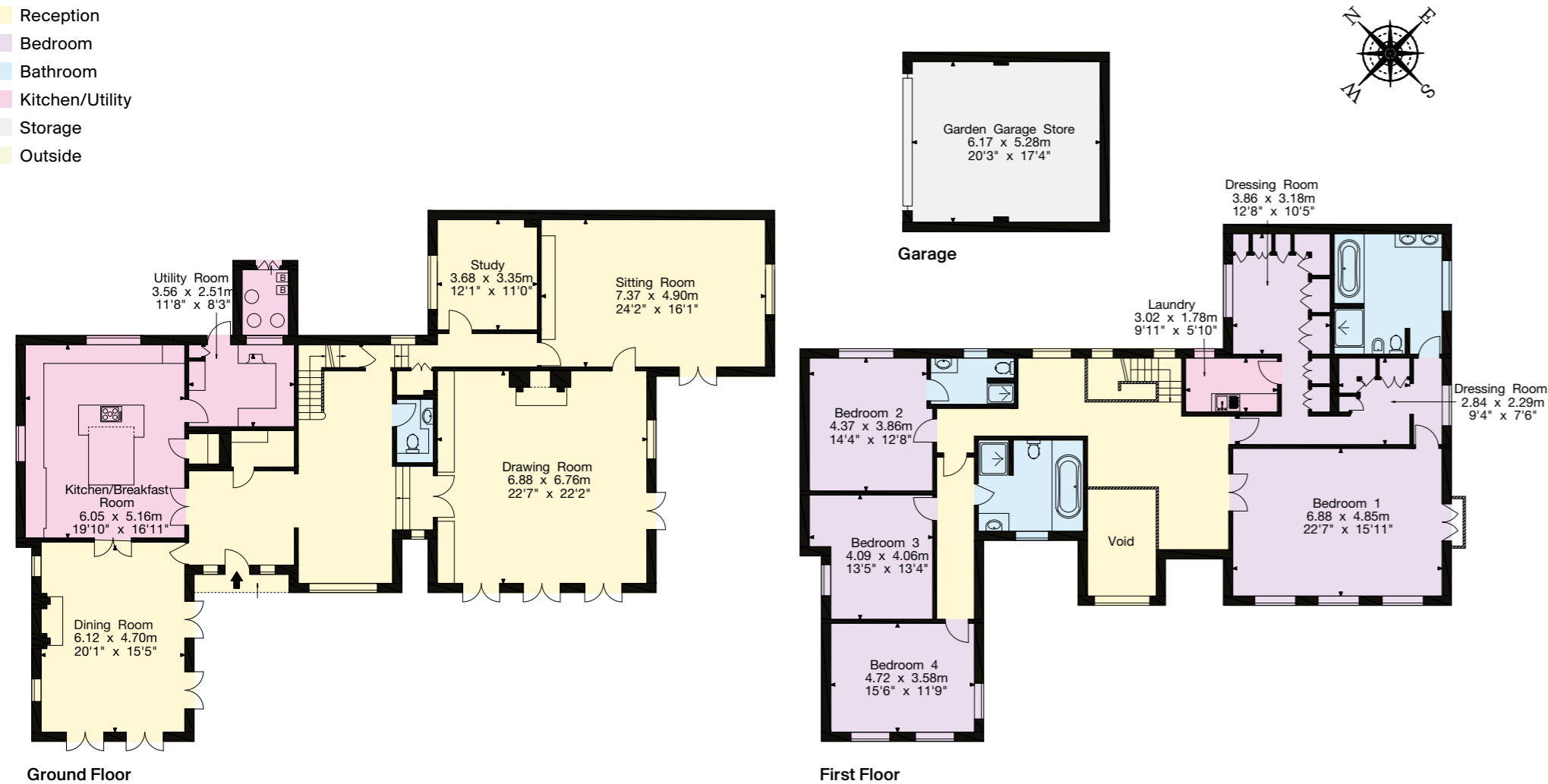


**Approximate Gross Internal Floor Area**

**Main House: 427 sq m/4,597 sq ft**

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Approximate Gross Internal Floor Area**

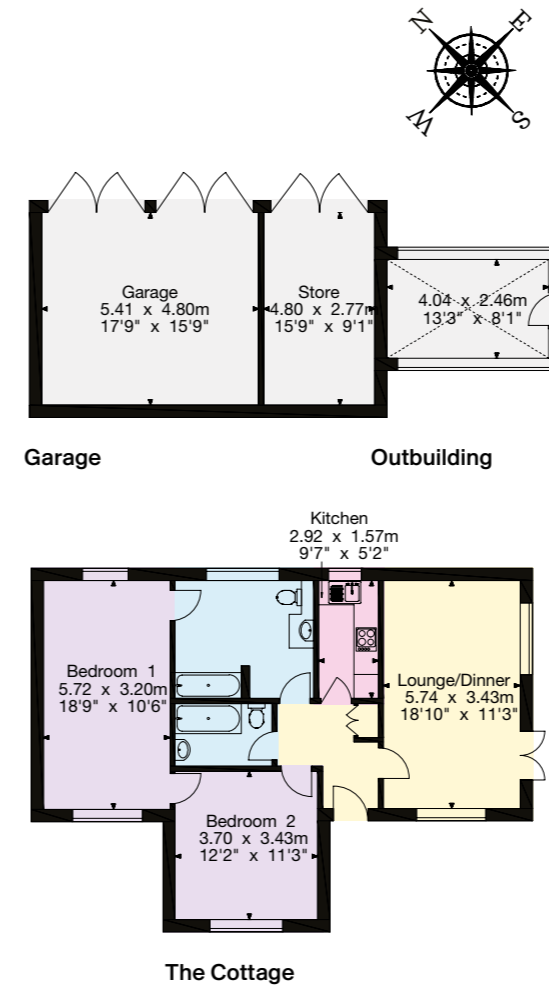
**The Cottage: 77 sq m/835 sq ft**

**Garages: 58 sq m/630 sq ft**

**Outbuildings: 23 sq m/250 sq ft**

**Total Area: 586 sq m/6,312 sq ft**

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**The Cottage**

This useful asset can either be used as an overflow to the main house, staff accommodation or as a letting proposition. It briefly comprises of a sitting room, kitchen, two double bedrooms and two bathrooms (one adjoining). The cottage has separate services from the main house and a private garden.



## Garden and Grounds

The Pill Hill Brook forms a wonderful backdrop to the glorious gardens and grounds at Sarson Mill. Within the grounds is a large hard standing area for car parking, a triple garage and a further double garage/machinery store. There is also an Alitex greenhouse, vegetable patch and a large paddock beyond the formal gardens.

## Situation

Sarson Mill is set within the picturesque village of Ampport, with its large informal green, a popular primary school, The Hawk Inn and an early 14th Century Church. The village is located on a pretty chalk stream, the Pill Hill Brook, a carrier of the River Anton, which in turn discharges into the River Test. It is the Pill Hill Brook that runs through the garden and grounds underneath Sarson Mill. Ampport is one a series of charming villages to the south of Andover and has the benefit of a village shop in the neighbouring village of Abbots Ann.

With regard to schooling, there is the village school and a further primary school in the neighbouring village of Abbots Ann. Prep schools such as Farleigh School, Pilgrims, Cheam and Horris Hill are all easily accessible. Winchester College, Marlborough College, Radley College and Downe House are all within an easy reach as are Godolphin and Chafyn Grove School in Salisbury.





The nearest shopping centre is found in Andover which has a wide variety of supermarkets, a cinema and offers a frequent rail service to London Waterloo. The Georgian market town of Stockbridge has a wonderful variety of boutique shops, restaurants, pubs, a doctor's surgery, dentist, delicatessen, butchers and a hair salon. Further afield are the Cathedral cities of Winchester and Salisbury.

Road communications are excellent with the A303 being within a few miles giving access to the West Country and to the M3, A34 and the national motorway network.

International Airports are within an easy reach, namely Southampton, Bournemouth, and London Heathrow. Direct train services run from Andover to London Waterloo, taking from approximately 70 minutes.

Fishing can be found on the River Test, the Anton and the Itchen, some of the finest chalk streams in the UK.





## Planning, Wayleaves and Rights of Way

Please note there is a footpath to the north east of the property between the garden and paddock which is extremely well screened off, giving privacy to the house.

## Viewings

By prior appointment only with the selling Agent, Knight Frank.

## Services

Mains water, electricity and drainage. Propane gas central heating.

## Property information

**What3Words (SP11 8AF):** ///unfounded.journey.blunt

**Tenure:** Freehold

**Local Authority:** Test Valley Brough Council: 01264 368000

**Council Tax:** Main House – Band H, Cottage – Band B

**EPC Rating:** Main House – E, Cottage – D



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 September 2023. Photographs and videos dated August 2023.

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