



Hockley House, Cheriton, Hampshire





A magnificent and classical Grade II listed family house.

Summary of accommodation

Hockley House

Ground Floor: Reception hall | Drawing room | Dining room | Library Snug | Kitchen and breakfast room | Utility room/pantry | Two cloakrooms
Extensive cellars

First Floor: Principal bedroom with adjoining bathroom | Three further bedrooms suites | Further bedroom | Gym | Shower room
Laundry | Linen room

Second Floor: Five bedrooms | Four bathrooms | Studio | Sitting room | Kitchen | Store room

Outside: Garaging and garden stores

Landscaped gardens | Walled garden with vegetable garden and swimming pool | Pool pavilion with shower room | Outdoor kitchen area
Sauna | Tennis court

Three bedroom lodge house

Stable flat with two bedrooms

Parkland

In all approximately 9.23 acres

Distances

Cheriton 1.7 miles, Alresford 4 miles, Winchester 6.3 miles (London Waterloo from 60 minutes)

(All distances and times are approximate)



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Hampshire

The nearby picturesque village of Cheriton, with its shop and pub, is in the South Downs National Park. The nearby market town of Alresford has excellent day to day shopping. The cathedral City of Winchester is only 8 miles away. There are regular train services to London from Winchester, Alton and Petersfield. The south coast is also easily accessible. There is a good village primary school and also numerous independent schools such as Pilgrim's, Twyford and Princes Mead prep schools, and Winchester College, Peter Symonds Sixth Form College, St Swithun's, King Edward's and Bedales as senior schools.





Hockley House

This is a rare opportunity to acquire an exceptional house, last sold in 1976, and has been a much loved family house. The property is Grade II listed from the late 18th century with later additions in the 19th and 20th centuries.

Constructed of brick under a tile roof with a classical front to the house with three storeys with a central half glazed double door under a porch with two pilasters. There are lovely sash windows creating excellent light to the rooms, as well as giving views of the gardens and grounds. The house is approached by a sweeping gravel drive leading to a circular parking area with a central lavender border.

There is a wealth of period features throughout the house, including the an impressive staircase in the hall with barley-sugar balusters and moulded handrail and stunning fireplaces. The well proportioned accommodation is arranged over three floors and can be seen on the floor plans.



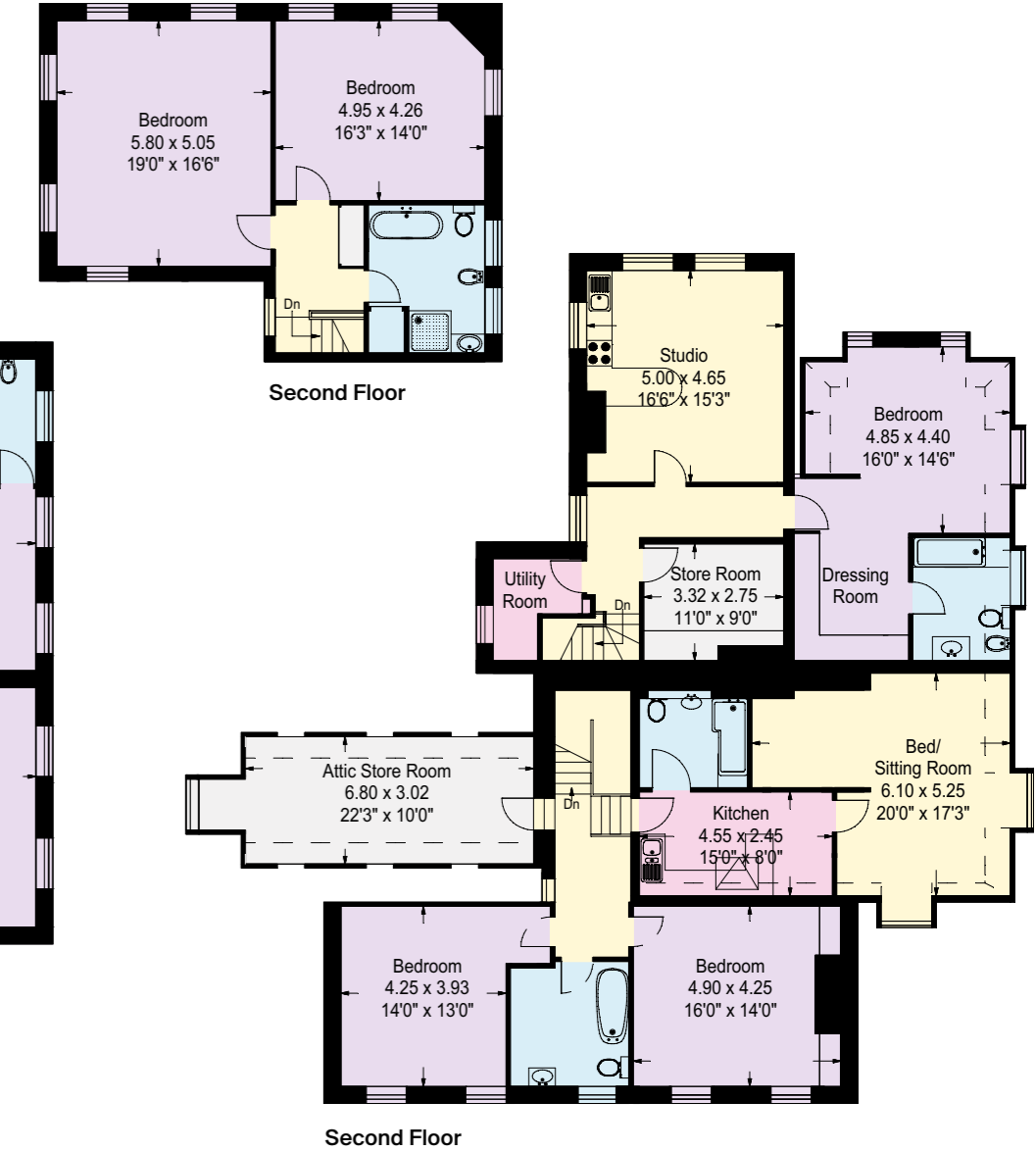
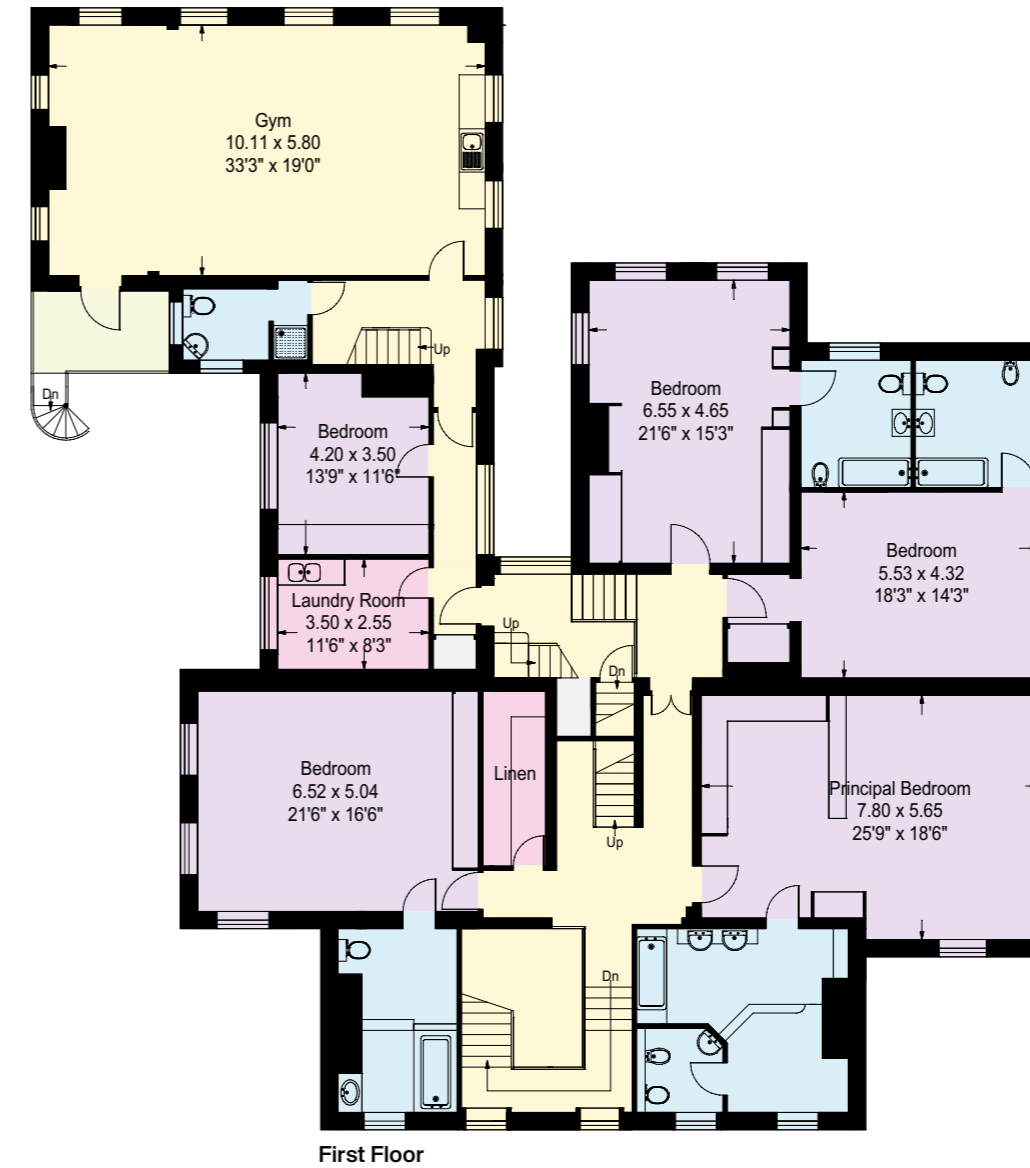
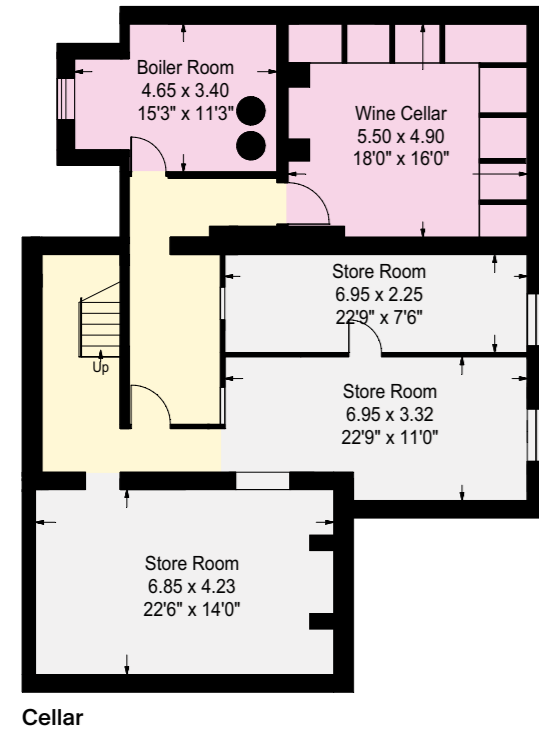
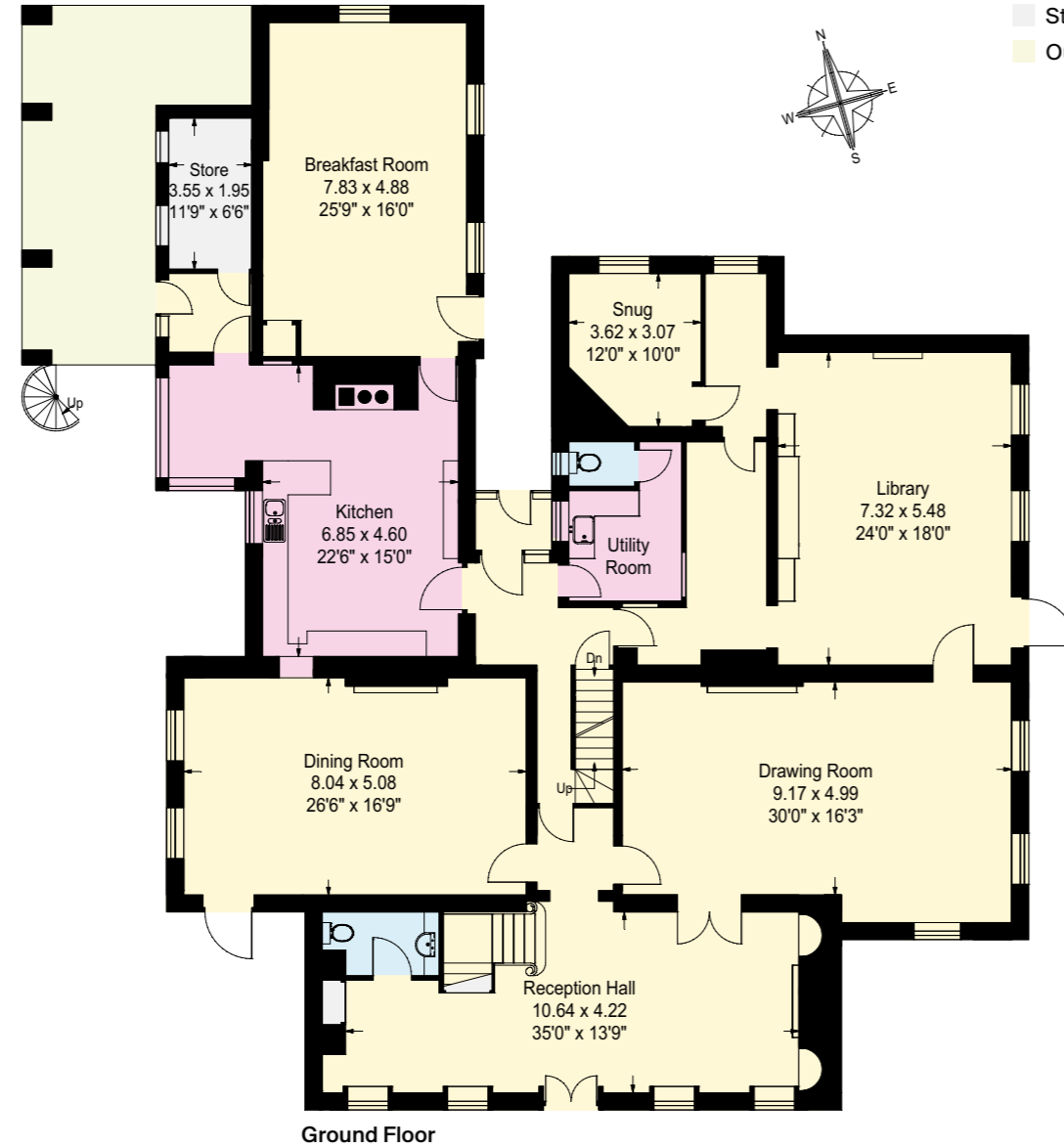
Hockley House

Approximate Gross Internal Floor Area

House: 1,138 sq m or 12,250 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





Hockley Lodge

Hockley Lodge is a three bedroom lodge, situated at the beginning of the driveway.

Gardens and grounds

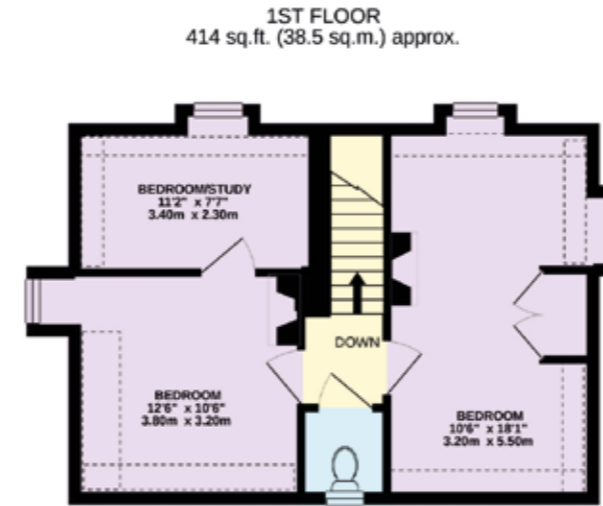
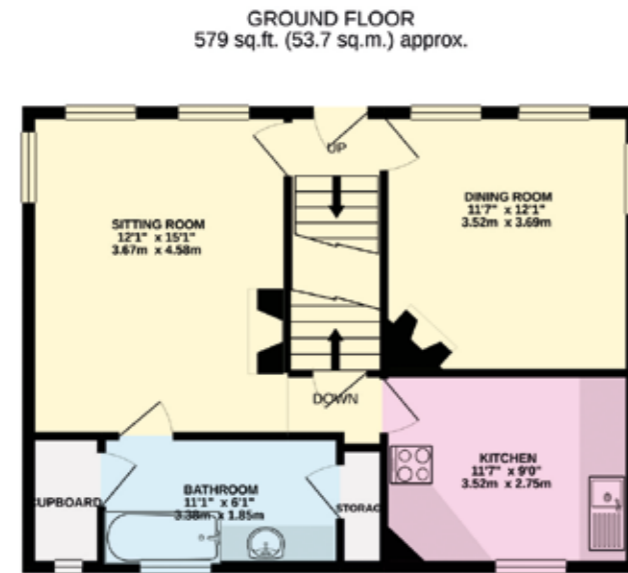
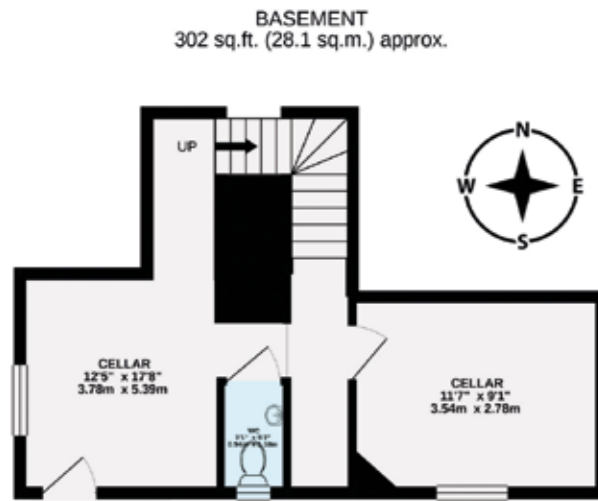
The garden and grounds are one of the defining features of the property and are mainly lawned with a variety of well stocked herbaceous borders and mature trees. Of particular note is the stunning walled garden with its vegetable beds at one end and the large heated swimming pool with paved surround. There is also a pool room, an outdoor kitchen area, ideal for al fresco entertaining, a sauna and changing area. There is also a hard tennis court.

Beyond the formal lawns is a small lake and also the parkland which has been used for horse grazing fields and provide the perfect backdrop to the house.

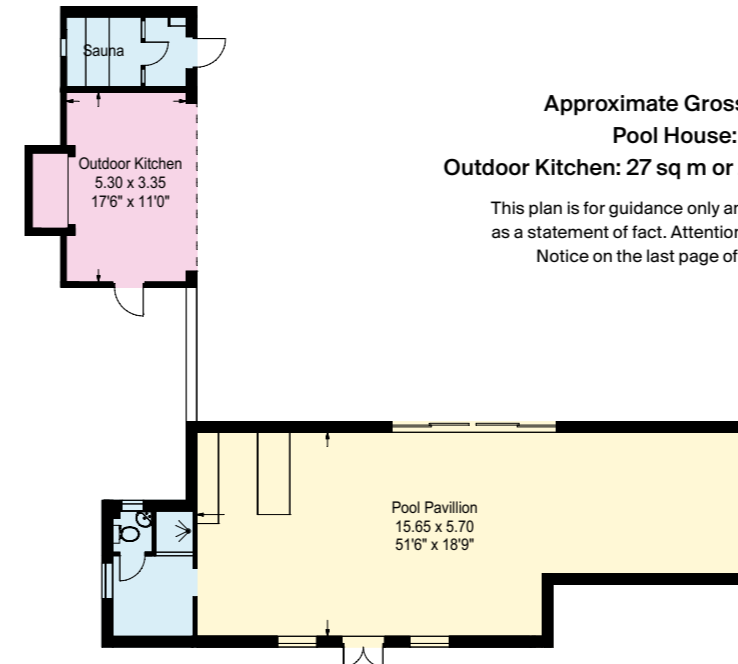


Hockley Lodge

Approximate Gross Internal Floor Area
1295 sq ft (120.3 sq m)



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Pool House

Approximate Gross Internal Floor Area
Pool House: 87 sq m or 937 sq ft
Outdoor Kitchen: 27 sq m or 291 sq ft (Inc Sauna)

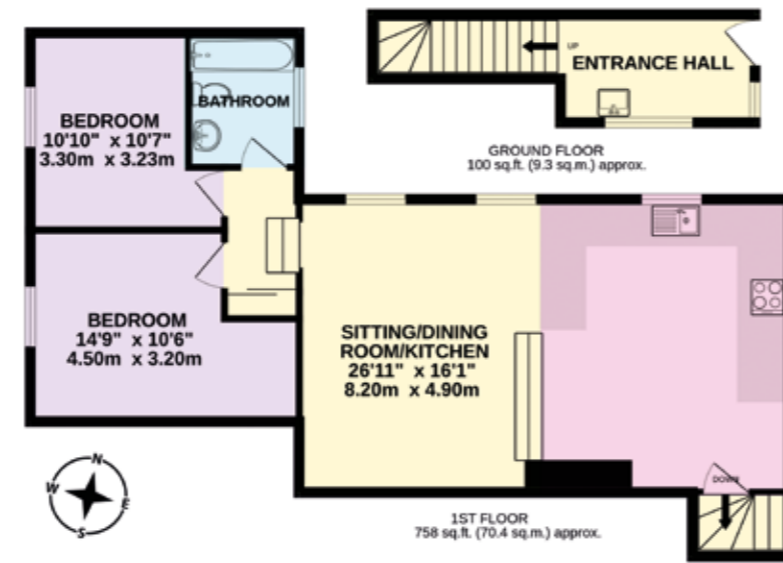
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Stable Cottage

Approximate Gross Internal Floor Area
857 sq ft (79.6 sq m)



Stable Cottage

Stable Cottage is a two bedroom first floor flat.

Services

Mains electricity, private water and private drainage. Oil fired central heating.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

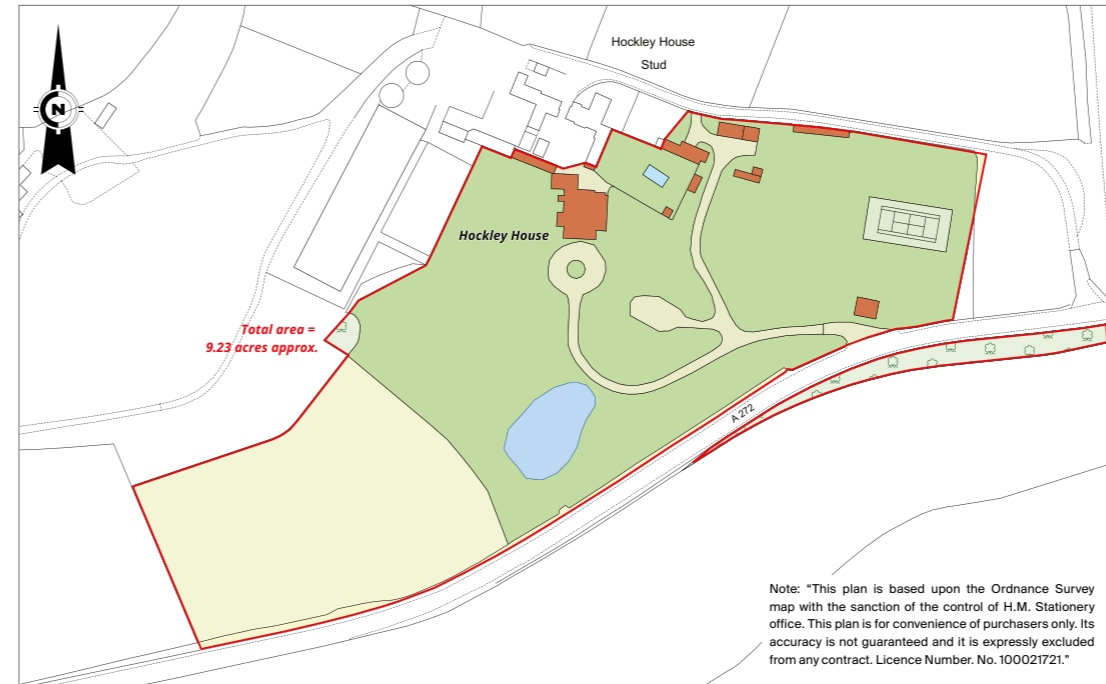
Directions (SO24 0NU)

From London leave the M3 at Junction 9 and take the first exit on to the A272 signposted Winchester. At the next roundabout take A31 signposted Alton and at the next roundabout, take the third exit signposted A31 Southampton. Immediately take the left turn on to A272 signposted Petersfield. Proceed for approximately 4 miles and turn left at the white lodge onto the driveway to Hockley House.

What3words: ///ringers.inherits.homes

Viewings

All viewings are strictly by appointment with Knight Frank.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Property information

Tenure: Freehold

Local Authority: Winchester City Council: 01962 840222

Council Tax:

Main House: Band G

Stable Cottage: Band B

EPC Ratings:

Stable Cottage: E



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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