

Eastfield House, Forton, Longparish, Hampshire





An **exciting opportunity** to purchase this substantial property extending to over 6000 sq ft and set in 5.24 acres of glorious private gardens.

Summary of accommodation

Ground floor: Reception hall | Drawing room | Dining room/garden room | Family room | Conservatory | Study | Kitchen/breakfast room | Utility room | Cloakroom

First floor: Principal bedroom with adjoining dressing room and en suite bathroom | Three further first floor double bedrooms | Two further en suite bathroom
Family bathroom

Second floor: Two double bedrooms with en suite shower rooms | Two further bedrooms/studies

Eastfield Lodge: Two reception rooms | Kitchenette | Utility room | Bathroom | Two double bedrooms | En suite shower room

Outbuilding/Eastfield Loft: Two garages | Store | Kitchen | Shower room | Dining room | Bedroom/sitting room

Formal gardens | Tennis court | Paddock

In all about 5.24 acres

Distances

Andover Station 5.2 miles (London Waterloo from 70 minutes), Stockbridge 7.3 miles

Winchester Station 11.7 miles (London Waterloo from 58 minutes)

(All distances and times are approximate)



Knight Frank Winchester
14 Jewry Street
Winchester
SO23 8RZ
knightfrank.co.uk

Ed Hunt
01962 677236
edward.hunt@knightfrank.com



The property

Eastfield House has undergone a complete renovation and re-modelling programme by the current owners who have lived at the property for over 30 years. It has been planned with light as the main feature, with most rooms dual or triple aspect, as well as underfloor heating and space saving radiators. On entering the main house there is an impressive bifurcated staircase in the reception hall, along with a study, utility room, storage cupboard and cloakroom. Both the dining room and kitchen/breakfast room have superb views over the stunning gardens and benefit from large windows and French doors. The kitchen is fitted with an extensive range of solid maple fronted cupboards, granite worktops, a four oven electric AGA and a range of Miele appliances. Both the living room and drawing room have double doors to the conservatory, pine shutters and oak flooring throughout. The spacious drawing room also has a bay window with double doors opening onto the garden. The conservatory has multiple doors leading to the beautiful grounds.

On the first floor are four bedrooms; three of which have en suite facilities; the main bedroom also has from a dressing room. A family bathroom completes the first floor.



On the second floor is a spacious landing with an obscure glazed lantern and balcony; this accentuates the light and airy feel throughout the whole house. On this floor are two further en suite bedrooms and two additional rooms, which are currently used as a study and playroom.



Secondary accommodation

At the front of the property is a detached double garage with a self-contained annexe above (Eastfield Loft). This annexe consists of a kitchenette, shower room and open plan dining/living and bedroom area. There is also a guest cottage within the grounds (Eastfield Lodge) which comprises a contemporary kitchen with Neff appliances, two reception rooms, a utility room, shower room and two bedrooms, one with en suite facilities. Previously Eastfield Lodge and Eastfield Loft have provided a gross income of circa £35,000 per annum.

Gardens and grounds

Eastfield House is approached via a gated entrance and sweeping gravel driveway. The grounds are truly exceptional extending to 5.24 acres in total, comprising formal gardens, tennis court and a paddock. The formal garden has an extensive area laid to lawn with various specimen trees including copper beech, silver birch, oak, cedar, conifer, twisted willow and fruit trees, a substantial terrace, well stock flower beds and a magnificent architectural pond with fountain.



Location

The property is situated on the edge of Longparish Village, which has a shop/Post Office, primary school, church, bus service and playing field, along with riverside walks. Fairleigh School, which is highly reputable, is only about a 12 minute drive from the property, whilst Marlborough College is about 40 minutes. There is access to London Waterloo either from Andover or Whitchurch Railway station in just over an hour. There is access to both South West and London via A303, which is also close by.

Directions

Post code: SP11 6NN

what3words: ///tall.cool.palettes

Property information

Tenure: Available freehold

Local Authority: Test Valley Borough Council

Council Tax: TBC

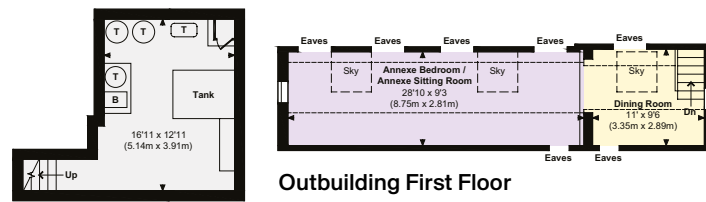
EPC Rating: C

Guide Price: £2,600,000



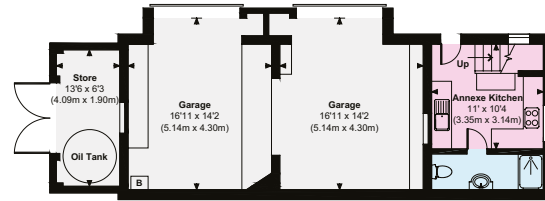
Approximate Gross Internal Floor Area
Main House = 6129 sq ft / 569.39 sq m
Basement = 243 sq ft / 22.59 sq m
Eastfield Lodge = 1139 sq ft / 105.80 sq m
Outbuildings = 1124 sq ft / 104.40 sq m
Total = 8635 sq ft / 802.18 sq m

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.

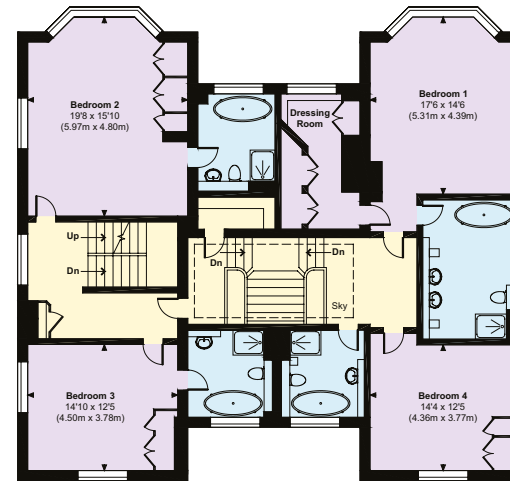
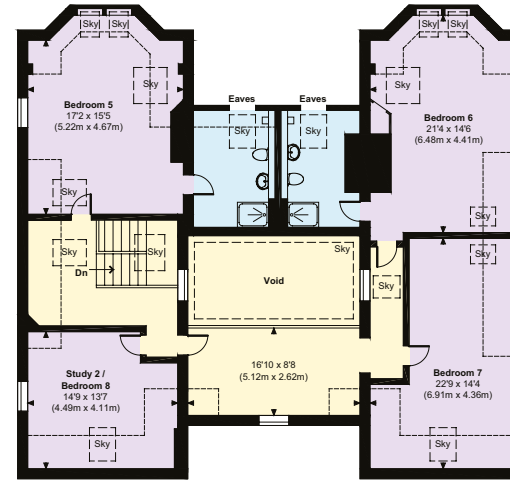


Cellar

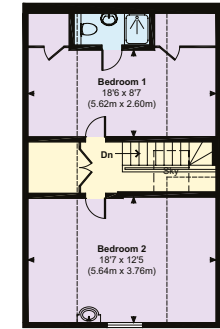
Outbuilding First Floor



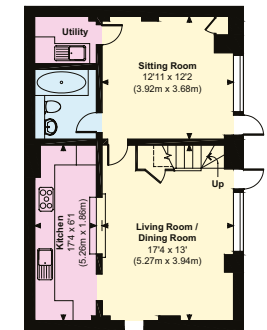
Outbuilding Ground Floor



First Floor



Eastfield Lodge First Floor



Eastfield Lodge Ground Floor

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

Indicates restricted room height less than 1.5m.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated xxxxxxxxxxxx 20xx.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com