

FOXDALE HOUSE

NR. LONGPARISH • HAMPSHIRE • SP11 6LN



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*Attractive red brick country house with glorious
gardens and land*

Entrance Hall • W/C and shower • Kitchen/breakfast room
Drawing room • Dining Room • Sitting room

Master bedroom with en suite shower and dressing room
Four further double bedrooms • Family bathroom

Adjoining Coach House with utility room and wine store and
excellent potential to create ancillary accommodation

Double garage block and garden store

Tennis court • Gardens and grounds

Andover 4 miles (London Waterloo 69 minutes)

Stockbridge 11.3 miles

Winchester 15.7 miles (London Waterloo 58 minutes)

Newbury 16.6 miles

(Times and distances approximate)

In all about 23 acres

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on the
last page of the brochure.





Foxdale House

A beautiful period farm house in an idyllic rural setting, and surrounded by beautiful grounds, with land extending to around 23 acres. Dating from the 1850's with later additions, it provides generous and well-presented accommodation.

Entering the house into the hallway with stone floor which was added in 2000 by the current owners. From here there is a door into the kitchen/breakfast room with Aga, and double doors onto the west facing terrace and garden. The large drawing room is a fantastic space, double aspect with doors into the garden and courtyard, vaulted ceiling, Jet-master fireplace and doorway linking into the Coach House. Continuing through from the hall is the sitting room on the left, which is a bright formal room with open fire, and finally the welcoming dining room which also has a Jet-master fireplace.

On the first floor, there is a large landing off which are 5 double bedrooms and a family bathroom. The master bedroom is a large and light room with delightful views, with en suite shower and dressing room.

The Coach House, which is across the courtyard but also adjoins the drawing room, offers superb potential to be turned into ancillary accommodation of some form, subject to planning.

The house is approached via a sweeping gravel driveway passing manicured lawns, orchard and beds to the front. Delightful courtyard flanked by the house and Coach House, which is a pleasant and sheltered space. Pretty formal gardens with shrub and herbaceous borders and west facing terrace which looks over a pretty pond. There are vegetable beds and fruit cages split with box hedging, and a tennis court. Double garage and former loose box converted into a single garage and garden store.

Two grass paddocks and a large field to the rear, which is currently let to the Apsley Estate on a farm business tenancy and laid to crop. Excellent potential for a buyer with an equestrian interest.

Situation

The house is located on the edge of the Apsley Estate and surrounded by open countryside. It enjoys a peaceful and pretty location surrounded by the rolling countryside of the Test Valley and located in the parish of Longparish and near the popular village of Hurstbourne Priors.



Longparish is about 3.3 miles away and has a village shop, pub and primary school. The nearby towns of Andover and Stockbridge along with the Cathedral cities of Winchester and Salisbury provide a more comprehensive range of shops, restaurants and leisure facilities.



The area is renowned for its chalk stream fishing; there are golf clubs in Andover, Leckford and Tidworth and water sports along the south coast. Excellent walking on the Test Way, which borders the land.



Longparish Primary School and Testbourne Secondary School are the catchment area schools.

Independent pre-prep and prep school education is provided by Farleigh School at Red Rice and Norman Court School at West Tytherley. There are schools around Newbury such as Downe House together with those not far from Winchester including Princes Mead, Twyford, St Swithun's and Winchester College.

Services

Private water, mains electricity and oil fired central heating.
Private drainage.

Fixtures and Fittings

All those items known as tenant's fixtures and fittings together with curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation.

Directions (SP11 6LL)

From Whitchurch take the B3400 to Andover. Upon reaching Hurstbourne Priors go over the cross roads and continue along for about 1.5 miles. Turn right by a bus stop; go along the track passing a pair of cottages on the right, and Foxdale House will be found straight head.





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

Approximate Gross Internal Floor Area

Main House = 3056 Sq Ft / 283.95 Sq M

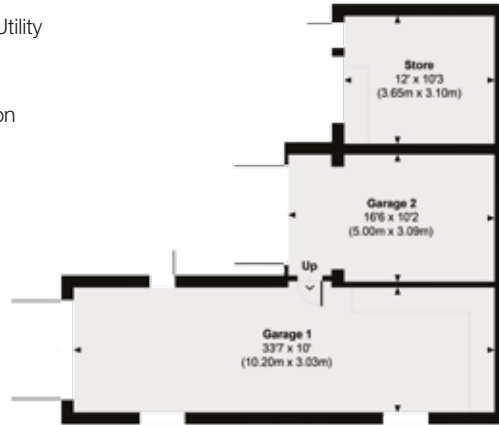
Coach House / Utility / Wine Cellar / Store = 988 Sq Ft / 91.76 Sq M Outbuilding = 638 Sq Ft / 59.23 Sq M

Total = 4682 Sq Ft / 434.94 Sq M

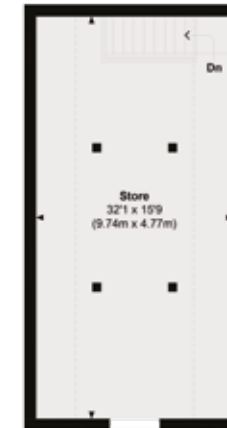
(Includes areas with restricted height less than 1.5m and external W.C.)



Indicates restricted room height less than 1.5m.



Outbuilding



First Floor (above Coach House)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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