



# THE ORCHARDS

Forton, Hampshire SP11 6NN



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Andover 5.5 miles | Winchester 13 miles  
London Waterloo from Andover – 1 hour 14 minutes  
(Mileages and times approximate)

A substantial 5-bedroom detached family home with 2-bedroom cottage and studio, set in this pretty Test Valley village close to Farleigh School.

Guide Price: £2,350,000

## MAIN HOUSE (SUMMARY OF ACCOMMODATION)

Entrance Hall | Dining Room | Kitchen/Breakfast Room  
Drawing Room | Family Room | Utility Room | Larder | Cellar  
Cloakroom WC | Master Bedroom with En Suite  
Four Bedrooms | Two Bathrooms

**In all about 4,034 sq ft (375 sq m)**

## COTTAGE

Sitting Room | Kitchen/Breakfast Room  
Two Bedrooms | Bathroom

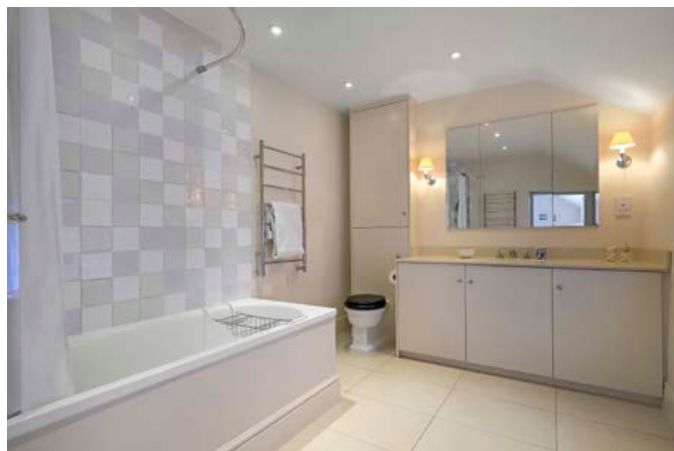
**In all about 759 sq ft (70 sq m)**

## OUTSIDE

Gardens | Swimming Pool | Double Carport | Garage | Store  
Studio with Office

**In all about 0.83 acres (0.34 hectares)**





## THE ORCHARDS

The Orchards is a substantial, detached family home with excellent ancillary accommodation and set within generous gardens and grounds. The house itself is an interesting blend of the original farmhouse with a large Victorian addition, providing wonderfully proportioned and well-presented space throughout.

Upon entering the welcoming entrance hall you will find on the left the family room with high ceilings and a working fireplace. The hallway leads through into the dining room which is a wonderfully bright area with woodburning stove and doorway leading out onto the terrace. Leading through from the dining room is the kitchen and breakfast room, which is a delightful space with dining table, kitchen featuring double oven, stone worktops and tiled floor. Finally, off the kitchen is the large utility and boot room, with store, larder and cloakroom. Finally, the drawing room, which is a stunning room featuring high ceilings, working fireplace and is double aspect with beautiful views across the garden and countryside beyond.

An ornate, original staircase takes you to the first floor where the master bedroom is the first bedroom you reach with ample built in storage and a good size en suite bath and shower room. Bedrooms 2 and 3 are both good sized double bedrooms with built in cupboards and there is a family bath and shower room on the first floor. On the second floor, there are two further good sized double bedrooms and another bathroom.

## THE COTTAGE AND STUDIO

Adjacent to the main house and accessed from the drive is the Cottage which has 2 good sized bedrooms, sitting room, kitchen/dining room and bathroom. This makes for very good ancillary accommodation. The Studio, which is next to the Cottage, is also an excellent space. Currently used as an art studio, this would make for an ideal home office. The addition of these two buildings makes The Orchards ideal for multi-generational living as well.

## OUTSIDE

The Orchards is approached through a 5-bar gate into the large sweeping gravel drive and parking area with ample space for numerous vehicles. There is also the barn which comprises a double carport, single garage and store. The plot extends to 0.83 acres (0.34 hectares) in all. The main gardens feature a terrace area at the back of the house, stepping down to sweeping lawns flanked by well stocked shrub and herbaceous borders. The Orchards enjoys an elevated position and affords views across the surrounding countryside and over to the River Test. Alongside the house is the swimming pool which is set in a very private and secluded position in the garden.

## SITUATION

Forton is a pretty hamlet, close to the popular village of Longparish, which has the River Test running through the centre and an excellent range of local amenities. There is a primary school which is highly regarded, cricket pitch with pavilion, church, public house, with another soon to open and a thriving village shop. The house is well situated for access to the renowned Farleigh School.

Forton is surrounded by attractive countryside and there are very good walks close by including nearby Harewood Forest with numerous nature walks.

The nearby town of Andover provides a very good range of shops and facilities including a mainline railway station. The cathedral city of Winchester is 13 miles away. The village is also extremely well connected with the A303 providing links to London via the M3 and the West Country.

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

The house benefits from a right of way across the driveway from the lane.

### Services

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

### Broadband Availability

Superfast Broadband available (Ofcom).

### Mobile Phone Coverage

Good mobile phone coverage available (Ofcom).

### Tenure

Freehold with vacant possession.

### Construction

A mixture of cob, brick and flint and brick elevations. Tiled roof.

### Building Safety

None that the vendor is aware of.

### Local Authority

Test Valley Borough Council. Band G (The Cottage is rated separately – Band D).

### Restrictions

Conservation area.

### Risks

None identified. Cellar can flood and there is a sump pump there.



### Postcode

SP11 6NN

### Directions

Take the A303 west, heading towards Andover. Take the exit signposted Wherwell, Longparish, B3048. Turn immediately right signposted Longparish and Harewood Forest Industrial Estate (B3048). Follow this road over the dual carriageway and at the t-junction turn left. Proceed along the lane and take the first right into Forton, opposite a pair of white cottages. Go down this lane and take the first left. Go straight along the drive and The Orchards is the second turning on the right.



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### Viewings

By appointment with BCM LLP only.

### Selling Agent

Tom Woods, BCM LLP

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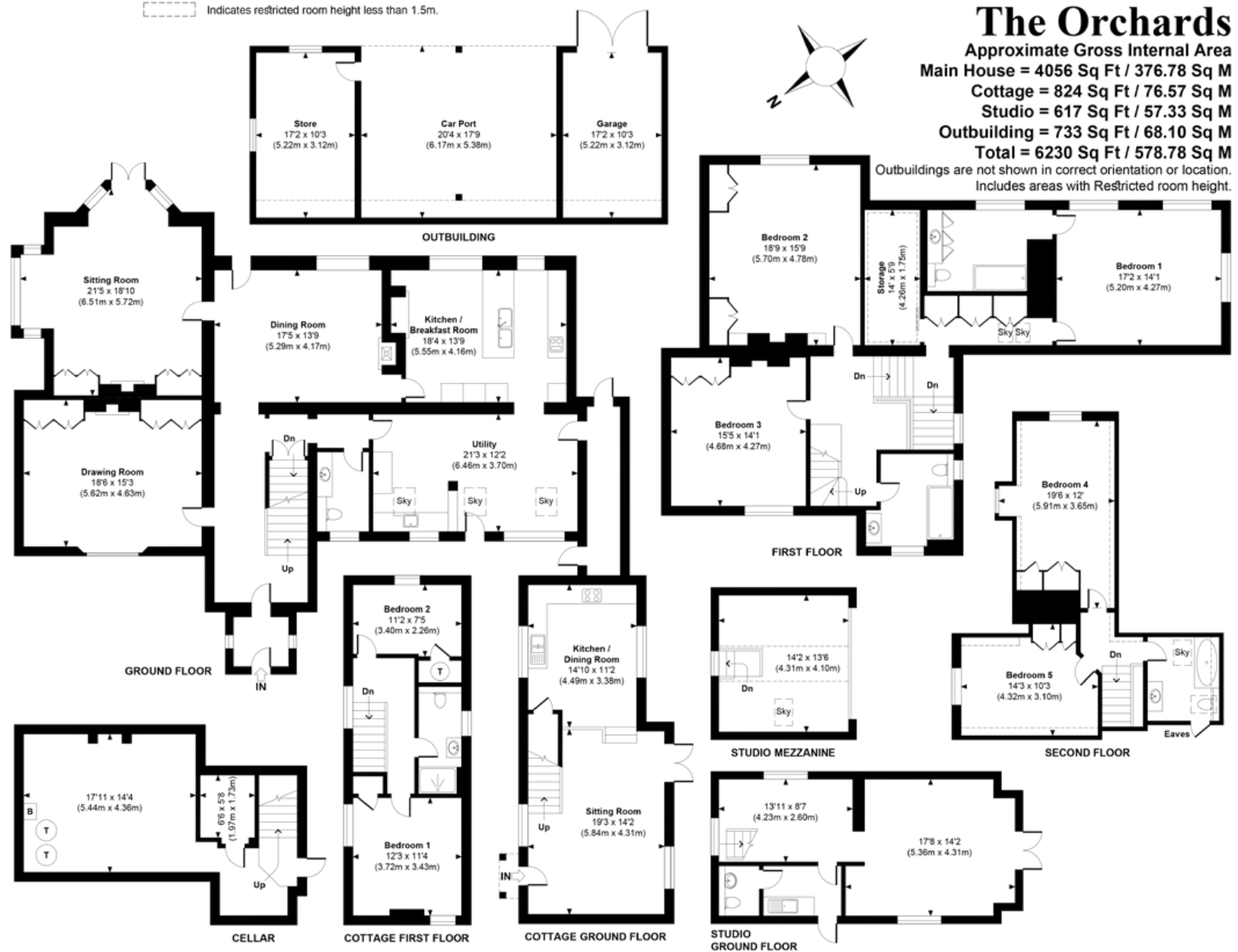
NB These particulars are as at April 2024

The Orchards

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	33 F	
1-20	G		

Orchard Cottage

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39-54	E		
21-38	F	33 F	
1-20	G		



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