

# Highfield House Longparish









## A truly exceptional high spec four bedroom detached property with garage, large garden and lovely countryside views.

Highfield House, Mill House Lane  
Longparish, Andover, SP11 6QQ

Guide Price:  
£1,500,000



- Architect Designed Property
- Builders Warranty
- Stunning Kitchen/Dining/Sitting room
- Drawing Room
- High Spec throughout
- Four Double Bedrooms
- Main with Ensuite and Dressing Room
- Underfloor Heating
- Landscaped Gardens
- Glorious countryside views

### The Property

Highfield house has the Wow factor. Built only three years ago this four bedroom, three bathroom, high spec property has been thoughtfully designed and provides an exceptional standard of build both inside and out. Once inside, one can fully appreciate the bespoke oak and glass staircase as well as the natural light which beams into the property. From the hallway is a very handy cloakroom with a contemporary white suite and separate boot-room area for coats and jackets. The study which could equally be used as a snug or games room is off the hallway as is the wonderfully relaxing drawing room which benefits from an eye-catching inset stuv log burning stove and French doors to the garden which provide views for miles. Thoughtfully designed are large sliding oak doors which open from the drawing room to the truly spectacular open-plan kitchen/dining/sitting room, a wonderful space to entertain. The dining area has French doors to the garden but the kitchen at Highfield House has to take centre stage. A contemporary Austrian kitchen oozing quality workmanship with a bank of units containing integrated appliances, floor and wall units, sink with Quooker tap and Neolith worktop, induction hob with downdraft extractor which silently disappears into the worktop when not required. The sitting room area is single storey with an attractive vaulted ceiling. Two of the sitting room walls are glazed with bi-fold doors to the garden and which have useful electric blinds. From the kitchen is the utility which includes an airing cupboard that houses the water softener as well as provides side access to the garden. On the first floor are four double bedrooms, the main bedroom providing a particularly luxurious space to relax in with a dressing room, ensuite with double basin unit, freestanding bath and shower and a Juliet balcony with floor-to-ceiling glazing framing the countryside views. Bedroom two also has the benefit of an ensuite. The family bathroom has a contemporary suite with freestanding shower and all rooms have built-in wardrobes.

**Services** - Mains Water and Electricity, Air Source Heat Pump, Private Drainage.

Ofcom suggests broadband speeds of up to 41 Mbps and that most major mobile networks will likely have connectivity in the area.

### Tenure

Freehold

### EPC Rating

B (84%)

### Outgoings

Council Tax Band: G

### Size

2753 sq ft













## Outside

Highfield House has the benefit of being in an elevated position, up a short drive which is surrounded by beautifully manicured garden. A timber clad single garage sits next to a carport providing cover for two cars and which also houses the EV charger. At the rear of the property the large garden is immaculate, mainly laid to lawn with a variety of trees, shrubs and hedged borders. There is a useful shed for storage which also has a small workshop area and a large porcelain terrace which runs the width of the property providing a tranquil space for al-fresco dining whilst enjoying the far reaching countryside views..

## Location

Highfield House is situated in the picturesque village of Longparish which boasts a church, village school, and post office/store. There are two pubs, The Plough and a community owned pub The Cricketers Inn. Local walks are in abundance with over 20 miles of footpaths and there is excellent fishing on the River Test. Nearby, Andover and Winchester offer a comprehensive range of amenities, leisure activities and restaurants whilst Stockbridge, only 9 miles away offers a range of boutique shops and independent cafes. The property is well-served by road links via the A303 and A34 providing access to the South West and Midlands respectively.

The mainline railway station in nearby Whitchurch only 4 miles away offers trains to London Waterloo in just over one hour. There is excellent schooling, both independent and state in Andover, Winchester and Salisbury.

Andover 7 Miles • Stockbridge 9 Miles • Winchester 13 Miles





## Specification

### General

Water Softener

MVHR (Mechanical Ventilation with Heat Recovery) System

Timber Doors and Windows, Double Glazed throughout

Lighting—low level

### Kitchen

High Spec custom made Ewe Nuova Kitchen with wall and floor units

Neolith worktop

Neff Appliances

Integrated Full Height Fridge

Integrated Full Height Freezer

Integrated wall mounted Microwave and Oven

Integrated dishwasher

Quooker combination tap

Island with Induction Hob with Downdraft Extractor

Kitchen unit and worktop spec continued into utility

### Bathroom & Ensuites

Laufen china ware

Rhoper Rhodes Vado units

### Internal Finish

Oak doors

Bespoke timber and glass feature staircase

Ground Floor Flooring—Van Gogh white washed oak LVT

Underfloor Heating

Stuv inset wood burning stove

### Energy Saving Features

Air Source Heat pump

### External

Terrace : Vitripizza- traverta in Tundra Grey

Fully turfed with mature trees and planting

Gravel drive

Carport and Garage with electric door

EV Charger

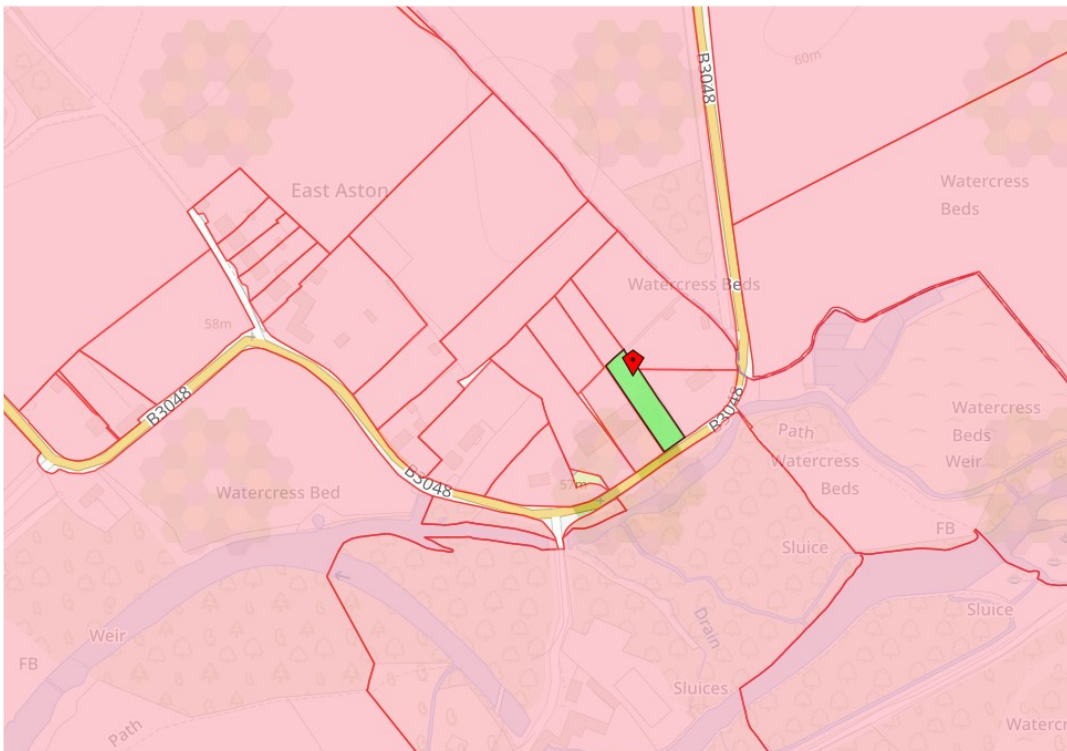
### Security

Alarm for house and garage

### Drainage

Kingspan Bio Tech System



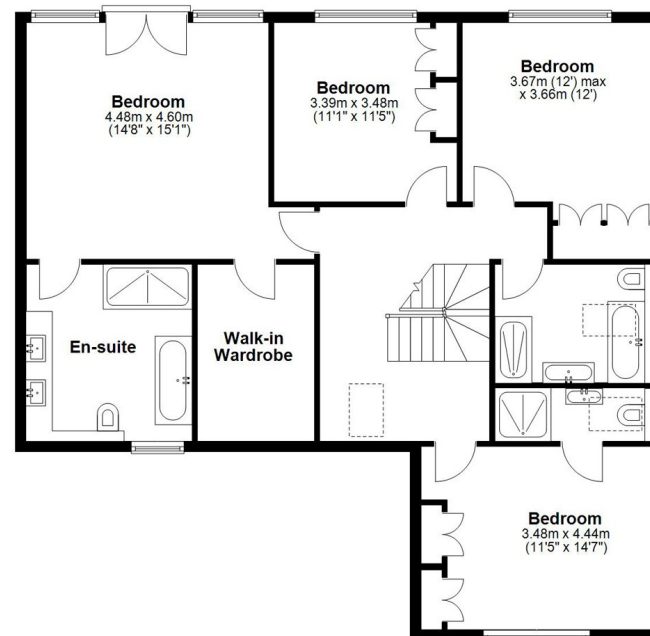




**Ground Floor**  
Approx. 145.2 sq. metres (1563.1 sq. feet)



**First Floor**  
Approx. 110.6 sq. metres (1190.4 sq. feet)



Total area: approx. 255.8 sq. metres (2753.5 sq. feet)

COPYRIGHT CLEARPLANZ  
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines



**Disclaimer Notice**

Myddelton & Major LLP and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.





**Call.** 01264 810 400

**Email.** [stockbridgeresidential@myddeltonmajor.co.uk](mailto:stockbridgeresidential@myddeltonmajor.co.uk)

**Click.** [myddeltonmajor.co.uk](http://myddeltonmajor.co.uk)

**Visit.** The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE

