



Bluebell Lodge  
Wherwell | Andover | Hampshire | SP11 7AW

FINE & COUNTRY



# BLUEBELL LODGE

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Welcome to the majestic Bluebell Lodge, a 6-bedroom, 5-bathroom country estate in Wherwell. This luxurious 5,407 sq ft residence is nestled in exactly 1.79 acres of idyllic countryside. To fully experience this amazing house, please watch the video tour.







## Ground Floor

A grand reception hallway leads into spacious living areas, including the newly remodelled kitchen with marble countertops, built-in appliances, underfloor heating, and electric blinds. The kitchen also features a 360° TV. The dining area with views of the garden has been redecorated. The ground floor includes a guest bedroom with en-suite and hot tub, three additional double bedrooms, a study with electric blinds and cooler fan, and a family bathroom.

























# Seller Insight

“ We’ve lived here for 24 years, and it’s been an incredible place to call home. What initially attracted us was the beautiful plot of land surrounded by woodland, and the opportunity to build our own house. It felt like the perfect setting to create something truly special, and we’ve loved every moment of it.

One of the things future owners will appreciate the most is the open space and how perfect it is for hosting. We’ve had countless gatherings with friends and family here. In fact, we’ve even hosted two weddings in the garden, with a marquee and 200 guests! The grounds are ideal for entertaining, and we’ve made so many great memories over the years.

Inside, we’ve designed the home to be both modern and comfortable. The kitchen is one of our favorite spaces—very contemporary and functional. We’ve spent many hours cooking and entertaining there. The lounge is cozy, and our master suite is just lovely. It’s our little retreat, and it’s always been a peaceful place to unwind.

We’ve also taken steps to make the house more energy efficient. We installed solar panels a while back, and they feed electricity back into the grid. We’re part of a feed-in tariff scheme, so that’s been a great way to reduce our energy costs and contribute to a more sustainable future.

The location has been fantastic as well. There are two junior schools nearby, and we’ve always loved having the playing fields so close. It’s a great spot for families, and the road connections make it easy to get anywhere in the country.

As we prepare to leave, there’s a lot we’ll miss. The large rooms, the mature garden—being in that garden is such a joy. We’ve spent so much time there, and it’s become a real sanctuary for us. Leaving will be tough, but we’re excited for the next owners to enjoy everything this wonderful home has to offer.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









## First Floor

Features a 21 ft principal bedroom with private balcony, dressing room, and bathroom with sunken Jacuzzi bath. Additionally, a 28 ft games room with a fitted bar, pool table, and snooker table links to another bedroom and shower room.

























## Outside

The property is approached via secure, electric double gates and secondary gates, leading to a private lane. The grounds include exactly 1.9 acres, featuring formal gardens, managed woodland, and a pond. Full garden irrigation, underground lighting, and a high-quality wooden pavilion are notable features. A triple carport, stable block with groom's quarters, Victorian-style greenhouse, and outbuildings complete the outdoor amenities.











### Utilities

- Oil fired heating
- Private well water supply (no water charges)
- Mains electricity
- Recently updated private drainage system (septic tank)
- Solar panels (8kW) with feed-in tariff and battery storage
- Automatic backup generator
- Air conditioning in the lounge, dining room, and 4 bedrooms, with cooler fan in the study
- Underfloor heating in the kitchen and wet room
- Electric blinds in the kitchen, lounge, dining room, and study

### Special Note

- Tenure: Freehold
- Rights and Easements: Right of way granted to a private club at the main gate
- Flood Risk: Low
- Planning Permission: Not required for existing structures
- Protected forest on the grounds provides natural shelter

### Freehold

This property is freehold.

Council Tax Band: E

### Viewing Arrangements

Strictly via the vendors sole agent Ryan O'Hare at Fine & Country on 07810 770042

### Website

For more information visit <https://www.fineandcountry.co.uk/winchester-and-andover-estate-agents>

### Mobile Phone Coverage

4G and 5G mobile signal is available in the area. We advise you to check with your provider (Check coverage).

### Broadband Availability

Superfast broadband speed is available in the area, with predicted highest available download speed of 32 Mbps and highest upload speed of 6 Mbps. (Check broadband)





GROSS INTERNAL AREA: 5407 sq ft, 503 m<sup>2</sup>  
 OPEN TO BELOW & LOW CEILINGS: 556 sq ft, 52 m<sup>2</sup>  
 OUTBUILDINGS & CARPORT: 1478 sq ft, 137 m<sup>2</sup>

**OVERALL TOTALS: 7441 sq ft, 692 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

*OIRO* £2,195,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 14.11.2024











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Ryan O'Hare is dedicated to turning your property dreams into reality. He has an innate talent for understanding your needs and a keen eye for market trends, allowing me to find the perfect match for every buyer and seller. Excellent communication skills and unwavering attention to detail ensure a seamless and stress-free experience from start to finish. With genuine enthusiasm for real estate, integrity, and a tireless work ethic, here to be your ideal partner in your property journey. Whether you're looking to buy or sell, I'm here to guide you every step of the way.



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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