



Wakeswood, St. Mary Bourne, Andover, Hampshire



A jewel in the Bourne Valley. On the market for the first time in over 70 years, a substantial country house requiring modernisation in a stunning elevated setting.

Summary of accommodation

Ground Floor: Reception hall | Sitting room | Drawing room | Dining room | Loggia conservatory | Study | Kitchen/breakfast room

Laundry room | Cloakroom | Housekeeper's one bedroom self-contained flat

First Floor: Principal bedroom with adjoining bathroom and dressing room | Guest bedroom suite | Three further bedrooms | Two further bathrooms

Second Floor: Two bedrooms | Attic store room

Lodge Cottage: Two bedrooms

Coach House: Three bedrooms

Outbuildings: Two double garages | Workshop | Garden stores | General stores | Range of farm buildings with potential

Historic landscaped terrace gardens | Grassland | Arable land | Woodland

For sale as a whole, freehold

In all approximately 36.68 acres

Distances

A34 3.6 miles, Whitchurch 4.4 miles (London Waterloo from 59 minutes), Andover 6 miles (London Waterloo from 69 minutes)

Newbury 13.6 miles, M4 17.7 miles (All distances and times are approximate)



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Situation

Wakeswood, dating from the 1890's, is situated in an elevated position above the Bourne Valley with views over rolling countryside, in one of the most attractive areas of Hampshire, designated an Area of Outstanding Natural Beauty. St Mary Bourne has a good range of local amenities including a well attended Primary School, doctor's surgery, post office/village shop, the Church of St Peter and two public houses. The nearby market town of Andover offers extensive facilities as does the village of Whitchurch whilst more extensive amenities can be found at the larger centres of Newbury to the north, Basingstoke to the east and Winchester to the south.

Communications are excellent with the A34 to the east providing access to the M4 (J13) or the A303 for the M3 (J8) both giving quick access to London and the south west. There are regular direct train services from Whitchurch (4.4 miles) to London Waterloo or from Newbury to London Paddington taking approximately 69 minutes and 50 minutes respectively.

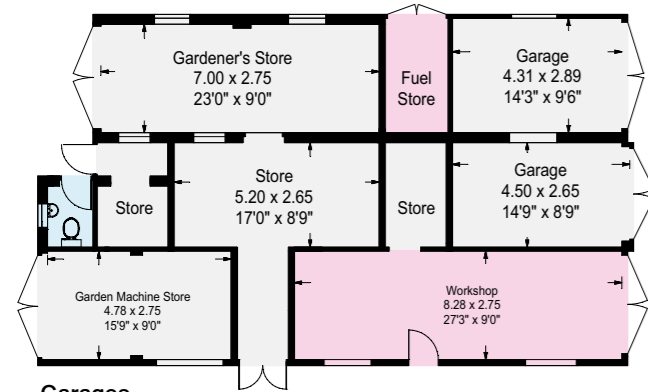
There are a number of high quality preparatory schools in the area including Horris Hill, Cheam, Elstree, Farleigh and St Gabriel's in Newbury with Twyford, Pilgrims and St Swithun's School for Girls in and around Winchester. Public schools include Winchester College, Marlborough College, Radley College, Downe House and St Mary's Calne.



Wakeswood

The current property does require modernisation and offers exciting rearrangement opportunities. Internally it offers well appointed accommodation making it ideal for either entertaining or cosy family living. The house provides flexible living accommodation over three floors and there are some fine period features. The current arrangement of rooms can be seen on the floor plans. Of particular note are the three main reception rooms, all facing south, with access to the loggia, and giving wonderful views of the gardens.



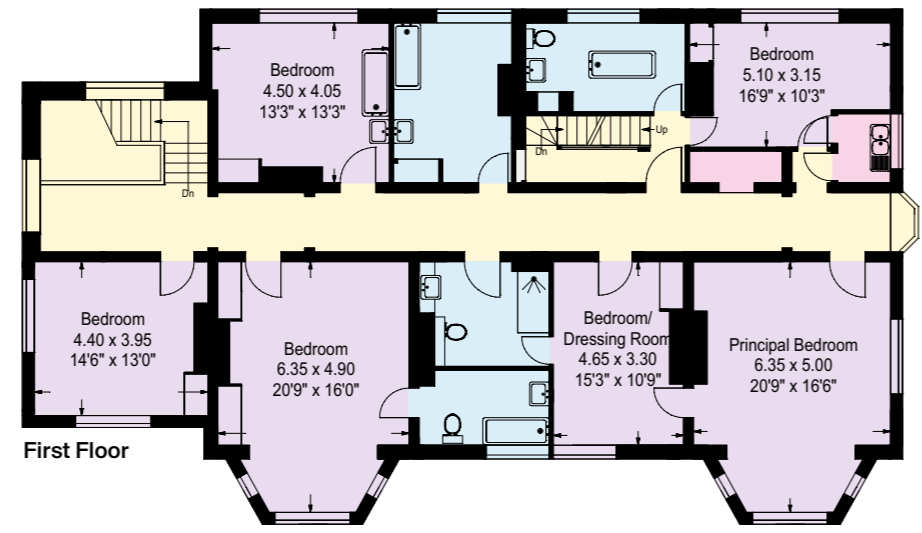
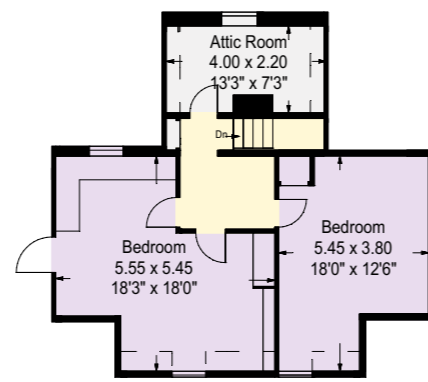
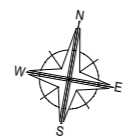
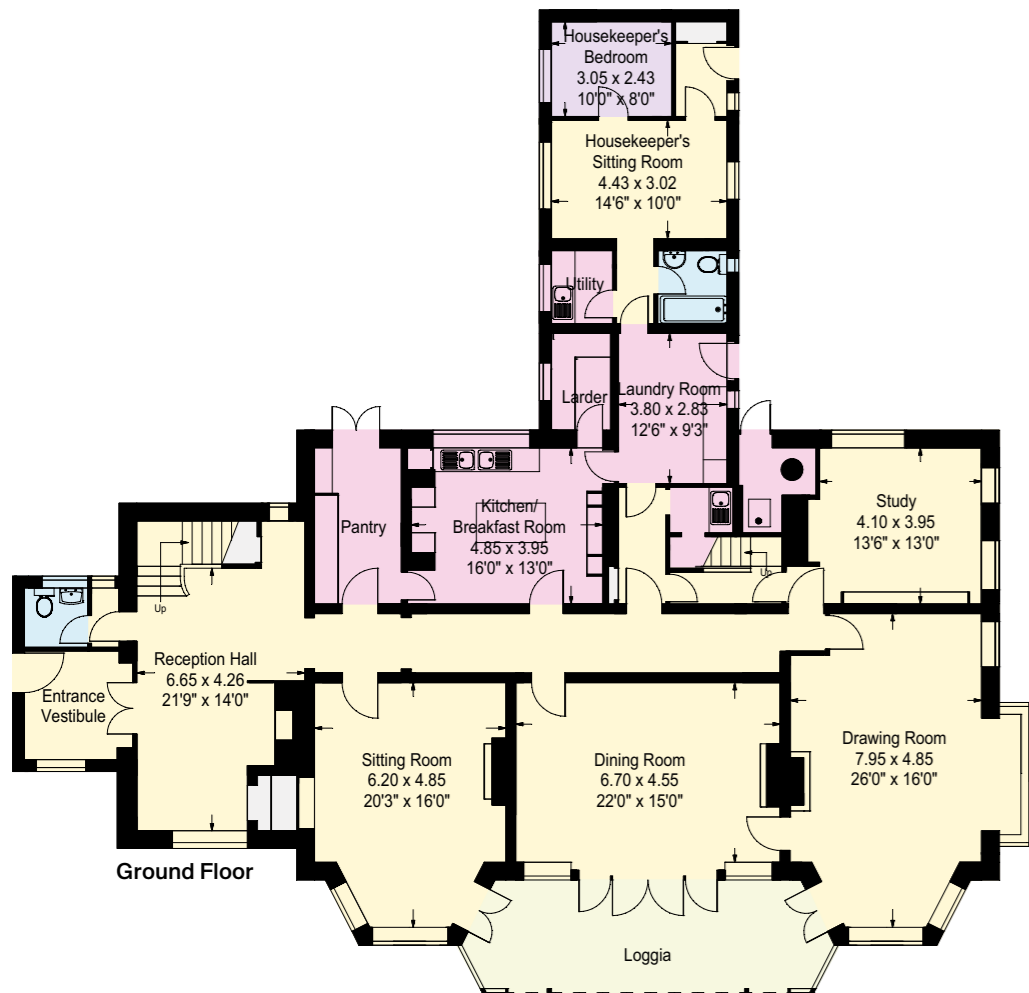


Main House

Approximate Gross Internal Floor Area
House: 577 sq m or 6211 sq ft
Garage: 120 sq m or 1292 sq ft
Total: 697 sq m or 7503 sq ft

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.

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

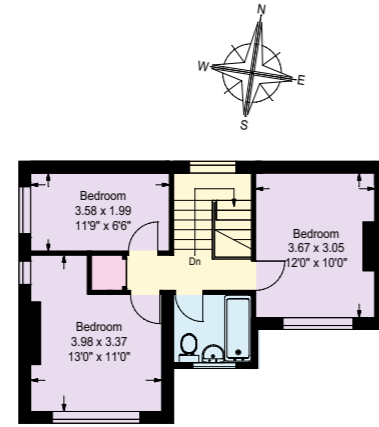




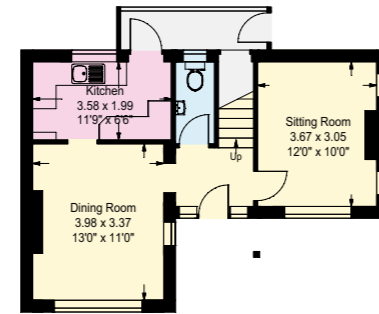
Lodge Cottage

Approximate Gross Internal Floor Area
89sq m or 958 sq ft

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First Floor



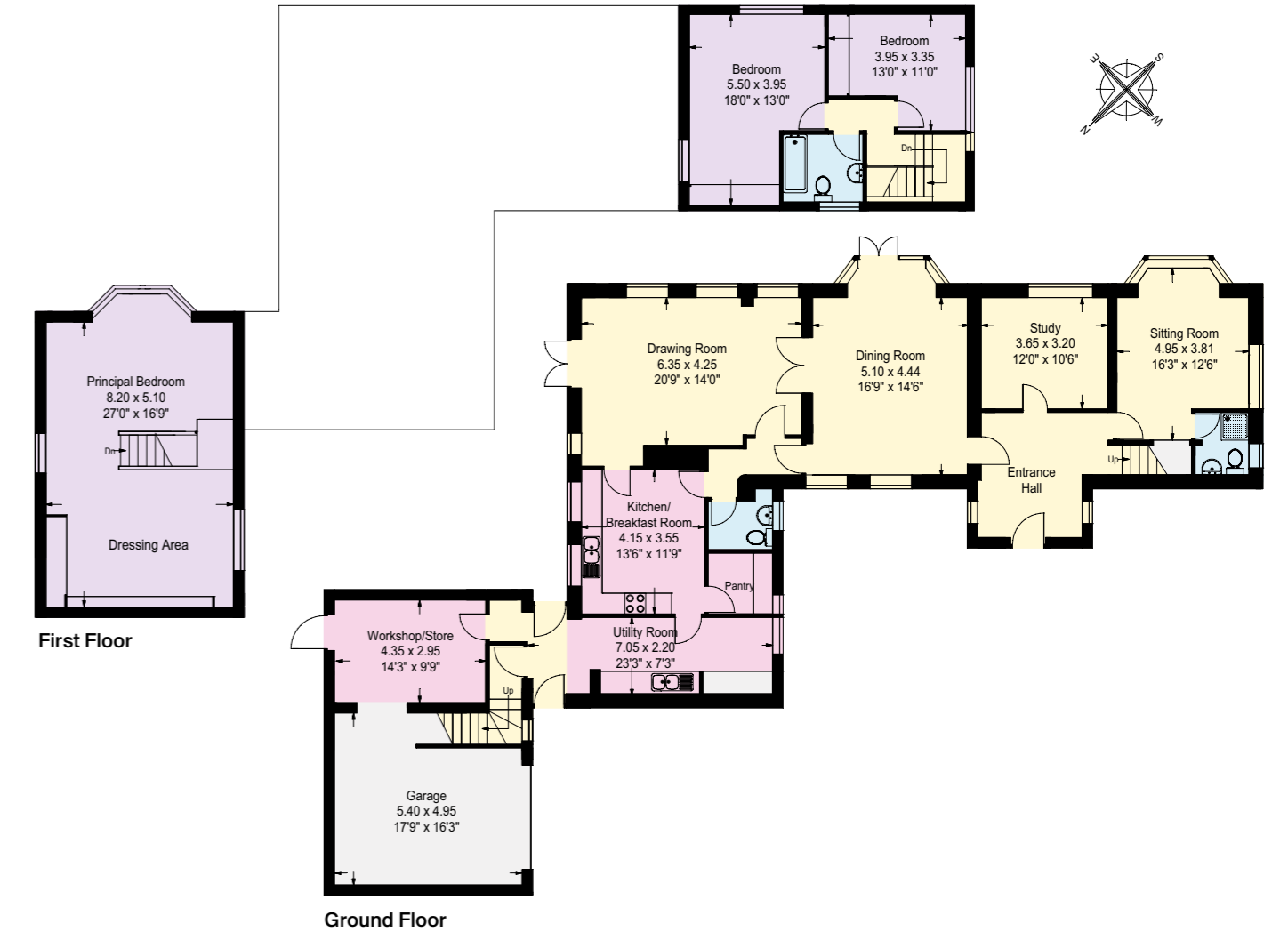
Ground Floor



Coach House

Approximate Gross Internal Floor Area
280 sq m or 3014 sq ft (Inc. Garage)

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First Floor

Ground Floor





Garden and Grounds

The gardens are predominantly to the south of the house. Off the drawing room and other reception rooms is a large expanse of terrace with mature borders which in turn leads down to an expansive area of lawn. On a lower terrace is an ornate pond with further herbaceous borders stocked with a wide range of plants and shrubs. Below is topiary Yew leading down to the Coach House. To the south east is a large area of ancient woodland known as Wakes Wood.

Land

The approach to Wakeswood sweeps across 8.99 acres (3.64 ha) of beautiful, mature parkland which is currently grazed or used for hay making by a local farmer.

To the north of the property there is a 13.3 acre (5.38 ha) arable field which is accessed through the property and again farmed by a local farmer in a conventional arable rotation. The field could continue to be let separately or, subject to planning, be incorporated into the gardens and grounds of Wakeswood.



The Piggery

Away from the main residence, to the south east of the Property, lies an extremely useful range of agricultural buildings, which were formally used as a piggery but are now used for general storage purposes or are redundant. The buildings are of concrete block or portal frame construction and could continue in their current use or, subject to planning, offer significant potential for alternatives uses.



Tenure and Possession

The land is occupied under a 12 month Farm Business Tenancy Agreement and Lodge Cottage and the Coach House are occupied under Assured Shorthold Tenancy agreements. Copies of the agreements can be made available upon request.

Services

Wakeswood: Oil fired central heating, private water and drainage, mains electricity.

Lodge Cottage: Oil fired central private drainage and mains electricity, mains water supply.

Coach House: Oil fired central heating, mains electricity, private drainage and mains water supply.

Fixtures and fittings

Certain fixtures and fittings, such as the fitted carpets, curtains, light fittings and garden ornaments are specifically excluded from the sale however may be available by separate negotiation.

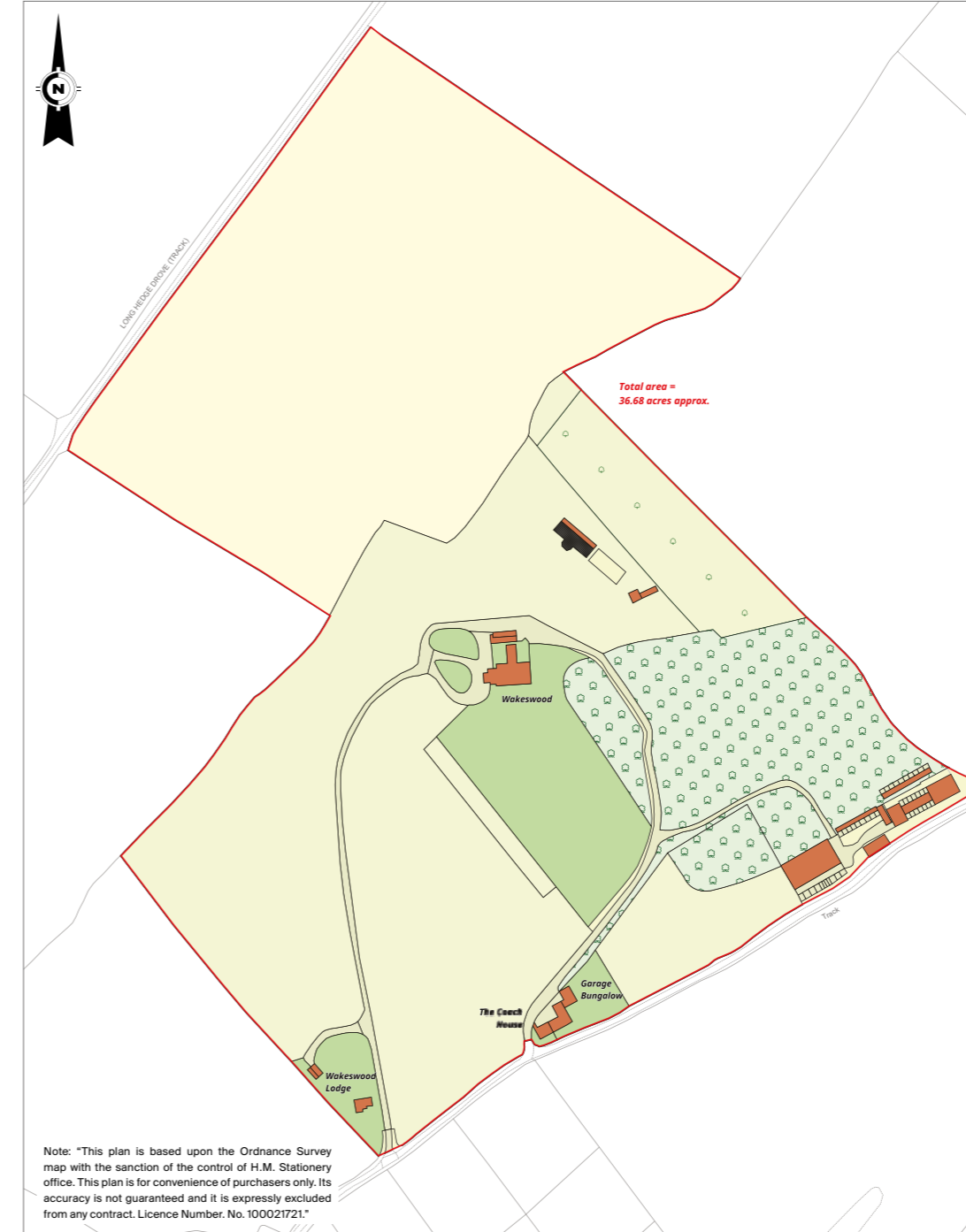
Directions

Postcode: SP11 6EW

What3words: ///canal.composed.curated

Viewings

All viewings must be made strictly by prior appointment with the joint selling agents.



Property information

Local Authority: Basingstoke & Deane Borough Council: 01256 844 844.

Council Tax:

Wakeswood – Band H

Lodge – Band E

Coach House – Band F

EPC Ratings:

Wakeswood – F

Lodge – F

Coach House – E



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.
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Particulars dated September 2024. Photographs and videos dated September 2024.

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