



Elm Farm

Binley, Andover, Hampshire, SP11 6ER

Introduction

Elm Farm is an outstanding country house, built in 2006 in the Hampshire brick and flint vernacular in a Georgian style with French windows and grand, classical proportions. It sits in a secluded rural location on the edge of the Bourne Valley and enjoys far-reaching views over the surrounding, rolling countryside.

The front door opens under a central porch into a wide reception hall with a limestone floor and working limestone fireplace. The hall gives access to all the reception rooms which include a magnificent drawing room, a dining room, library and sitting room. The library and dining room are located to the front of the house with the latter being a superb entertaining space with a working fireplace. The drawing room enjoys a particularly fine south-westerly aspect over the gardens and has a limestone fireplace and French doors to the terrace. There is an adjacent cosy sitting room and beyond this the kitchen/breakfast room, also with French doors to the terrace and a south-westerly aspect. The kitchen has a range of bespoke cabinets under granite worktops, a larder and an electric Aga. Beyond the kitchen is a back hall/boot room which links to a utility room.

A substantial basement floor contains a

billiard room, temperature-controlled wine room, gun room, store room and plant room.

There are five bedrooms on the first floor, all focussed around a wide, central landing. The principal bedroom has an adjoining dressing room and bathroom and enjoys wonderful far-reaching views. There are four further bedrooms, each with an adjoining bathroom. Elm Farm also has a superb second floor with two further bedrooms, a bathrooms, large games room/bedroom 8 and a store room.

Located across the courtyard from the main house is a self-contained guest/staff cottage which has an open plan living room/kitchen, cloakroom, two bedrooms and a bathroom. It has an adjoining garage and its own private garden.

Adjacent to the house is a recently constructed oak framed building containing a double garage with an integrated car stacking system, a separate single garage and a tractor shed. Across the courtyard is a further building used for garden and general storage. The fuel store and back-up generator are behind.



Gardens and Grounds

Elm Farm is approached through double security gates opening onto a sweeping gravel driveway which leads around to a gravel courtyard at the front of the house. The house sits in wonderful gardens and grounds with a superb balance of formal and informal spaces. To the south-west of the house is a terrace opening onto a formal lawn with wide herbaceous borders. Curved steps lead up to an avenue of trees which frame the views.



To the south and east the ground gently slope upwards through areas of wild flower meadow divided from the pasture beyond by beautifully designed estate fencing. The pasture contains areas of recently planted specimen trees. The swimming pool is located in a secure, partly walled garden to the north of the property and has a pair of pavilions containing a pool house and plant room.

Location

Elm Farm sits in an exceptional location, on the edge of the Bourne Valley surrounded by unspoilt countryside. It sits on the outskirts of the hamlet of Binley and is around 2.5 miles from the pretty and vibrant village of St. Mary Bourne which has a church, village shop, primary school and two public houses.

The small town of Whitchurch is around approximately 5.5 miles away and has a range of local shops and direct rail services to London Waterloo (from 63 minutes). Andover is about 7 miles away and has a full range of supermarkets including a Waitrose and the historic city of Winchester is around 19 miles away.

The numerous well-regarded preparatory and secondary schools in the area including Cheam, Farleigh, Horris Hill, Winchester College, St Swithun's, Marlborough College, Radley, and Godolphin amongst many others.



Floorplans

Approximate Gross Internal Floor Area 8,494 - 10,816 sq ft

Elm Farm, Binley Bottom, Binley SP11 6ER
Gross internal area (approx)
Main House 789 sq m/8,494 sq ft
Cottage & Garage 160 sq m/1,724 sq ft
Outbuildings 56 sq m/598 sq ft
Total Area 1,005 sq m/10,816 sq ft



Key Information

Local Authority

Basingstoke and Deane
Borough Council

Council Tax

Band = H

Furnishing

Furnished

Available From

Available Immediately

Additional Payments

Deposit: £37,500 (2.5 months)
Holding Deposit: £3,461.54 (1 week)

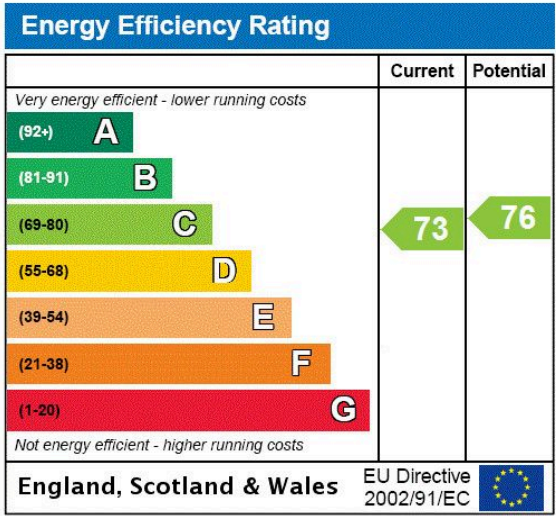
Rent must be paid
monthly in advance

Services & Additional Information

EPC

EPC Rating = C

PROPERTY



Elm Farm

Binley, Andover, Hampshire, SP11 6ER

 8  6  5 | Guide £15,000 p/m, plus fees may apply



Enquire



Michelle Keast

Winchester Lettings

+44 (0) 1962 834085

WinchesterLettings@savills.com

More Information



Download PDF



Property Search

Viewing strictly by appointment

Published: April 2025

Property Ref: SLL240120

powered by
FluxPro

Important Notice: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).