

The Old Rectory, Swarraton, Hampshire





An immaculately **refurbished country house** set in the popular Candover Valley.

Summary of accommodation

Entrance hall | Sitting room | Drawing room | Dining room | Stunning kitchen and breakfast room | Larder | Utility room
Wine cellar | Boot room | Two cloakrooms | Inner hall | Family room/cinema room | Office

Main bedroom with bathroom and dressing room | Four further bedrooms | Two family bathrooms | Guest bedroom suite
Bedroom/store above office

Garaging | Field shelter | Greenhouse | Herb/vegetable bed | Walled courtyard garden | Stunning landscaped gardens | Pond

In all about 1.75 acres

Additional 13 acres of grassland and woodland

Distances

Alesford 4 miles, Micheldever 5 miles, Basingstoke 11 miles, Winchester 8 miles
(All distances are approximate)



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The property

The Old Rectory sits in the rolling countryside of the Candover Valley and represents a wonderful opportunity to own a country house within glorious grounds. The property, which is believed to have originally been a rectory, dates back to the 18th century and has recently undergone a stunning refurbishment by the current owners. The majority of the rooms have lovely views of gardens and beyond over the rolling hills of the surrounding Candover valley countryside. There are a wealth of period features together with modern touches. In particular is the newly installed elegant kitchen, and the creation of a spacious family room/cinema room.

Situation

The hamlet of Swarraton and adjoining Northington lie in glorious countryside at the southern end of the Candover valley which is justifiably popular and represent what is finest about the Hampshire countryside.

The nearby Georgian market town of Alresford (about 4 miles) provides a wide range of independent shops and restaurants, whilst Basingstoke, Alton and the cathedral city of Winchester are all within 13 miles. There are pubs in Preston Candover (Purefoy Arms) and very local is The Woolpack. The M3 (J7) is about 7.9 miles and there are mainline stations at Basingstoke (London Waterloo from 44 minutes), Micheldever (London Waterloo from 63 minutes) and Winchester (London Waterloo from 58 minutes).





The surrounding countryside offers excellent walking and riding including the Wayfarers Walk which passes through Brown Candover. Test Valley Golf Club and Alresford Golf Club are within 11 miles and the south coast and the Isle of Wight is renowned for its sailing including Cowes Week. The Grange Park Opera season at Northington is about 3.6 miles away and there are theatres and cinemas in Winchester and Basingstoke.

There are well regarded prep and secondary schools including Twyford, The Pilgrims' School, St Swithun's School, Winchester College and Bedales as well as Peter Symonds Sixth Form College in Winchester.



Approximate Gross Internal Floor Area

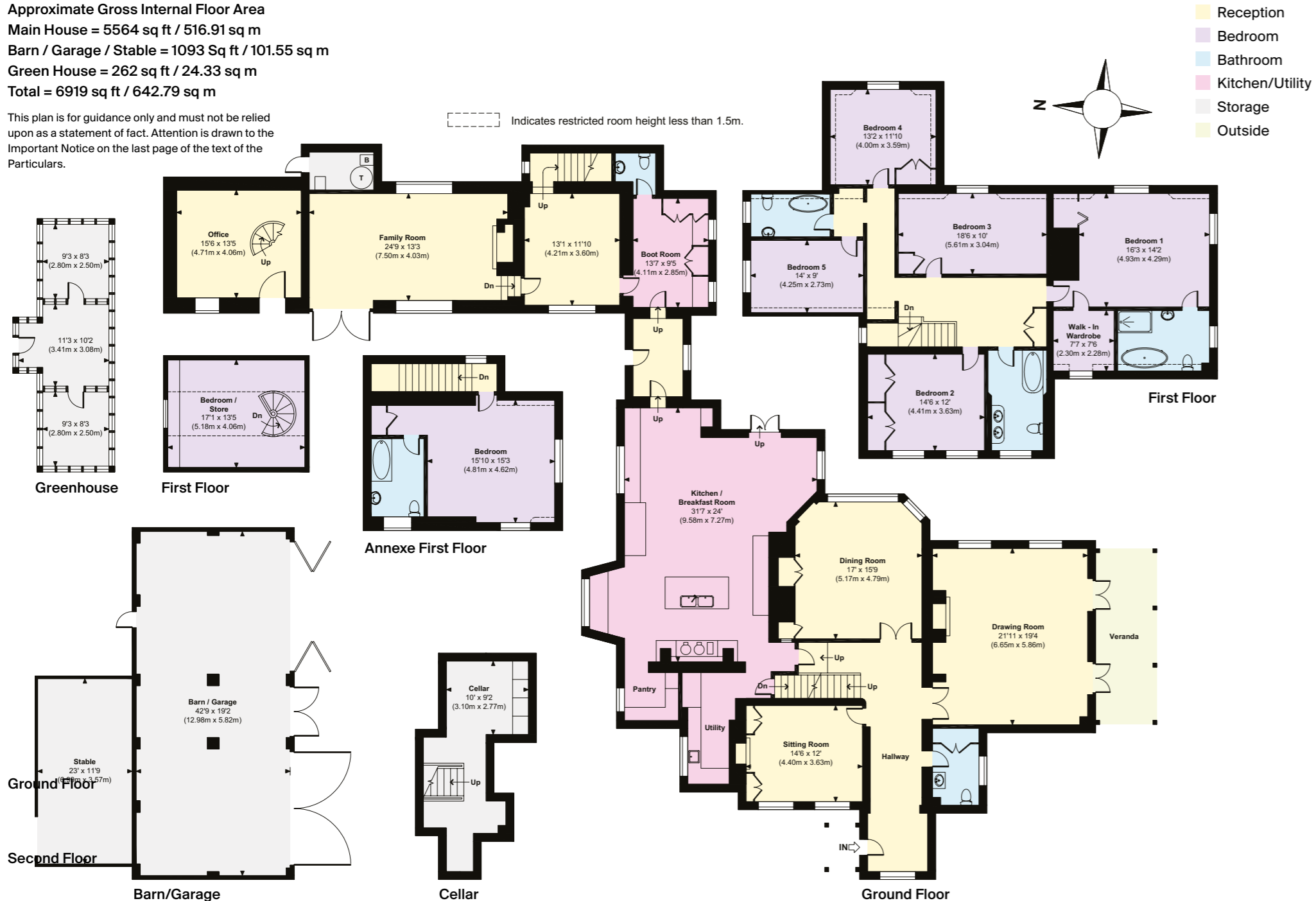
Main House = 5564 sq ft / 516.91 sq m

Barn / Garage / Stable = 1093 Sq ft / 101.55 sq m

Green House = 262 sq ft / 24.33 sq m

Total = 6919 sq ft / 642.79 sq m

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.





Services

Mains water and drainage. Mains electricity, oil fired central heating.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items could be available by separate negotiation.

Viewing

Strictly by appointment via the Agents.

Property information

Postcode: SO24 9TX

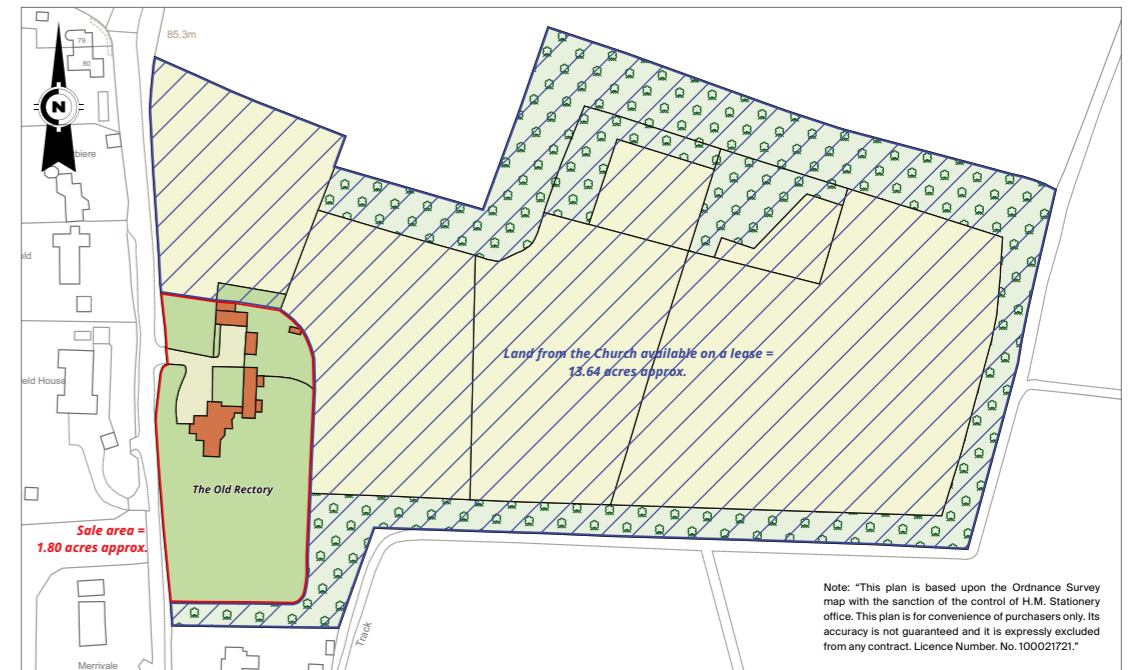
Tenure: Freehold

Local Authority: Winchester City Council

Council Tax: Band H

EPC Rating: E

Guide Price: £3,750,000



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 2023. Photographs and videos dated June 2023.

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