



Brook House, Anna Valley, Hampshire





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Brook House stands within walled gardens in the village of Anna Valley which sits on the banks of the Pillhill Brook. Much of the house retains its original layout with elegant reception rooms and a wonderful sense of space.

The property is flooded with natural light with a welcoming entrance hall, which leads to the centre of the house, with the principal reception rooms located directly off. The drawing room with a working fireplace, a large bay window and French doors has attractive views of the garden. On the other side of the hall is the dining room and there are two further reception rooms ideal for family space or working from home. The spacious eat-in kitchen lies at the rear of the house with access and views onto the rear garden. The kitchen is well appointed with a large island unit, a walk-in pantry and family dining area. A utility room and study are located directly off the kitchen and there is further access to the garden and a rear staircase leading to the bedrooms.

The elegant main staircase rises to a half landing where a large window has a far-reaching view over the garden before leading onto the landing. The generous principal bedroom suite has an adjoining dressing room and en suite bathroom. There are six further well-proportioned bedrooms, one with an en suite shower room, a family bathroom and cloakroom.











Outside

Brook House sits within a delightful walled garden. A gravel driveway has plenty of parking and there is an additional benefit of a well-appointed one-bedroom annexe with a sitting room, kitchenette and shower bathroom. Within the annexe, is a separate home office, fully equipped with high-speed broadband. The rear garden boasts a, York Stone terrace stretching across the rear and side of the property, ideal for entertaining. Mature trees stand along the boundaries and there are attractive mature flower beds.

Location

The property is located on the edge of the village of Upper Clatford in Anna Valley. Upper Clatford is situated in the northern Test Valley in an area convenient for the cathedral cities of Winchester and Salisbury and the market town of Andover. Stockbridge, which lies to the south, offers a range of boutique shop and restaurants. Schooling in the area is first class with a number of state and private schools including the highly regarded Farleigh School which less than 2 miles away. Andover is approximately 2 miles away and has an extensive range of amenities including a regular train service to London Waterloo (approximately 70 minutes). Distance and times Approximate.



Local Authority: Test Valley Borough Council
Council Tax band: H

Guide price
£1,750,000

Tenure: available freehold

Brook House

Approximate Gross Internal Area
Main House = 5357 Sq Ft / 497.70 Sq M
Garage = 327 Sq Ft / 30.36 Sq M
Annexe = 556 Sq Ft / 51.60 Sq M
Total = 6240 Sq Ft / 579.66 Sq M

Outbuildings are not shown in correct orientation or location.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to Knight Frank on the last page of the text of Winchester

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I would be delighted to tell you more

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