



The Tower House, Micheldever, Hampshire





A unique, historic house with equestrian facilities in a village setting close to Winchester.

Summary of accommodation

Entrance hall | Drawing room | Dining/family room | Kitchen/breakfast room | Study/playroom | Utility room | Boot room | Cloakroom | Indoor swimming pool

Principal bedroom with en suite bath/shower room | 4 further double bedrooms | Family bath/shower room

Annex flat: Family room/study | 1 further reception room | Double bedroom | Kitchenette | Bath/shower room

Dutch Barn: 3 stables | Tack room | Workshop | Cloakroom | Open bay storage/parking | Further storage | First floor hayloft and separate storer hayloft and separate store

Barn Studio: Bedroom/living room | Terrace | Kitchen | Shower room

Fenced enclosure | Tennis court | Field shelters | Paddocks

In all about 2.54 acres

Distances

Winchester 10.4 miles, Basingstoke 12.5 miles

(All distances are approximate)



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The property

Originally part of Northbrook Farm, The Tower House was built in 1897 in Queen Victoria's Jubilee year. The property is configured around a south-facing courtyard with views over the surrounding paddocks and farmland. Currently laid out to include an annexe, the accommodation is thoughtfully designed with plenty of spacious rooms. From the welcoming entrance hall, double doors lead to the drawing room which has sliding glazed doors to the terrace and garden. A second set of double doors leads to the open-plan heart of the home consisting of a dining/family room with adjoining kitchen/breakfast room enjoying a stunning open fireplace and three sets of sliding doors to the terrace. To the east end of the house is the self-contained annexe (with its own front door) consisting of two reception areas, double bedroom, bath/shower room and kitchenette. The third side of the courtyard building is made up of the indoor swimming pool with four sets of sliding glazed doors to the courtyard. The remainder of the ground floor is made up of a boot room, utility room and cloakroom as well as access to a first floor study/playroom.

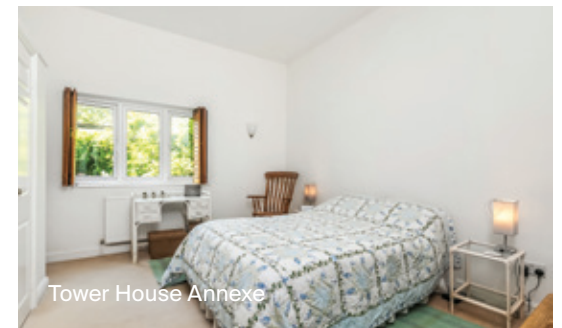




An elegant staircase leads to the first floor landing and bedrooms. The principal bedroom has plenty of fitted wardrobes and an en suite bath/shower room. There are four further double bedrooms (one on the second floor) and a family bath/shower room.



Adjacent to the main house is a Dutch Barn outbuilding with three stables, a tack room, workshop and open bay garaging. On the first floor is a studio apartment with incredible far-reaching views over the countryside from the terrace. It is made up of a large bedroom/reception room, shower room and kitchen. There is also a hayloft and substantial storage space on this first floor.



Outside

The property is approached from Larkwhistle Farm Road and has plenty of space for parking. The drive continues alongside the house to the outbuilding and paddocks. There is a fenced enclosure and tennis court as well as field shelters. In all the plot extends to about 2.54 acres. The current owners rent some neighbouring land which may be available under similar terms to a buyer.

Location (SO21 3AL)

Set in the heart of the Hampshire Downlands, The Tower House is only about 0.3 mile from Micheldever Station which has regular rail connections to London Waterloo (taking about 1 hour), Basingstoke and Winchester. The main road arteries of the A34, M3 and A303 are close by. Independent schools in the area include Farleigh, Princes Mead, Winchester College and St Swithun's.

Property information

Local Authority: Winchester City Council

Council Tax band: G

Tenure: available freehold

EPC Rating: Main house E Barn annexe F

Guide price: £1,900,000



Approximate Gross Internal Floor Area
Main House = 6625 Sq Ft / 615.47 Sq M
Outbuilding = 4222 Sq Ft / 392.25 Sq M
Total = 10847 Sq Ft / 1007.72 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.

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



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 August 2024. Photographs and videos dated August 2024.

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