



Woolbury, Sandy Down, Stockbridge, Hampshire





A unique contemporary family home with unobstructed views of the Test Valley.

Summary of accommodation

Ground Floor: Reception hall | Play room | Dining room | Study | Conservatory
Kitchen/breakfast room | Utility room | Two cloakrooms

First Floor: Drawing room | Principal bedroom with en suite bathroom and dressing room
Two further bedrooms | Family bathroom

Second Floor: Play room/gym | Two bedrooms | Family bathroom

Equestrian facilities: Six stables | Tack room | Hay store | Private stabling | WC

Double garage | Studio flat | Boiler room

In all about 6.24 acres

Distances

Stockbridge 2.2 miles, Winchester 8.3 miles, Micheldever station 9.9 miles (London Waterloo from 62 minutes), Andover station 10 miles (London Waterloo from 69 minutes)
(All distances are approximate)



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Situation

The property is a unique and spacious five bedroom family home ideally located down a private lane, less than 3 miles from the picturesque village of Stockbridge in the Test Valley. Surrounded by the 1500 acre Heath Estate, the property situated on 6.24 acres, includes the main house, extensive hedge enclosed private front and rear gardens, a recently installed landscape designed deck and entertainment area, private stabling for six horses, floodlit manège and hay storage and a detached garage with studio flat above.

Woolbury

Bearing the name of the Iron Age hill fort above it, Woolbury was designed by Hadow Partners and was completed in 2004. Welcoming you into the property is a large oval entrance hall with a grand centre staircase. To the left, a door leads to a dual-aspect games room, and to the right is a study with garden access; additionally, to the right, is a dining room with picturesque views leading into a large and spacious kitchen/breakfast room.



The modern kitchen, designed by Formwork Architects, provides a light and spacious cooking and entertainment area opening into the adjoining glass-enclosed conservatory where you can enjoy uninterrupted views, with double doors out to the garden. The kitchen has a two-burner kerosene-fired AGA, an integrated Miele oven and coffee maker, a Sub Zero fridge/freezer, wine storage, multiple ovens and dishwashers, and a large walk-in pantry. Adjoining the kitchen is a laundry area and boot room with access to the garden and a separate WC.





The grand staircase leads to the spacious first floor, which includes a large drawing room with a feature fireplace and uninterrupted views over the Test Valley. Additionally there is a large principal bedroom with a dressing room and a well-appointed en suite bathroom, a further two double bedrooms and a family bathroom. On the property's second floor are two double bedrooms with built-in wardrobes and an additional family bathroom, as well as a glass-sided bridge leading to a multifunctional area presently used as a gym.

The house benefits from underfloor heating throughout, cable broadband, a private borehole and a generator. With its open-plan design, high ceilings and skylights, the house was designed to maximise natural light and views of the surrounding area, creating a truly enjoyable family living space.

Garden and grounds

The house and garden benefit from the picturesque views across The Test Valley. The side garden has a large decking area, wired for light and sound, that was fully renovated and landscaped in 2021 and is ideal for outside entertainment and enjoying the view. The property also features a large double garage with a studio annexe located on the garage's first floor. All major utilities are located in a room at the back of this building.

Equestrian facilities

For the equestrian orientated buyer, the property also benefits from a beautiful secure yard with access to wonderful hacking comprising an American style barn with six internal Loddon loose boxes, tack and storage rooms, 20m x 40m manège, five post and rail fenced paddocks, kitchen and WC. The yard, with its own private hedge enclosed drive and parking area, can be used or let out.

Location

Woolbury is located outside Stockbridge in the Test Valley. The market town is 2 miles away, offering a wide range of boutique shops, a variety of restaurants and pubs, as well as a hotel and excellent local butcher. The location is ideal for commuting with direct access to the A30 and A303/ M3, and regular trains from Winchester or Micheldever to London Waterloo from 58 minutes. Stockbridge Primary School and Danebury Secondary School are the catchment area schools. Other excellent schools in the area include Farleigh, Embley, Godolphin, St. Swithun's, Winchester College, and Salisbury Cathedral School. (Distances and times approximate).

Directions

Postcode: SO20 6BY
what3words: ///ends.picture.disposing

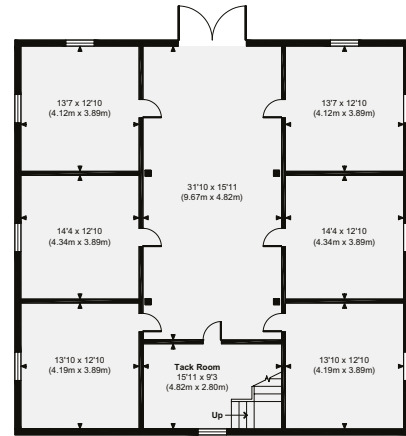
Property information

Tenure: Available freehold
Local Authority: Test Valley Borough Council
Council Tax: Band H
EPC Rating: D
Biodiversity Enhancement Plan: Planning approval has been granted for the installation of 42 Solar panels in the corner of the back right field with sufficient capacity to cover the electricity requirements of the house, stables and annexe.
Guide Price: £3,750,000

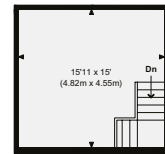


Approximate Gross Internal Floor Area
Main House = 6178 Sq Ft / 573.95 Sq M
Garage / Studio Flat = 1190 Sq Ft / 110.59 Sq M
Store = 562 Sq Ft / 52.18 Sq M
Stable = 1945 Sq Ft / 180.69 Sq M
Total = 9875 Sq Ft / 917.41 Sq M

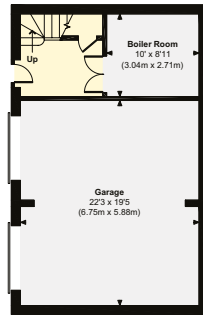
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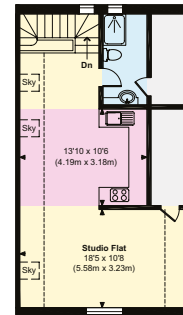
Stable Ground Floor



Stable First Floor



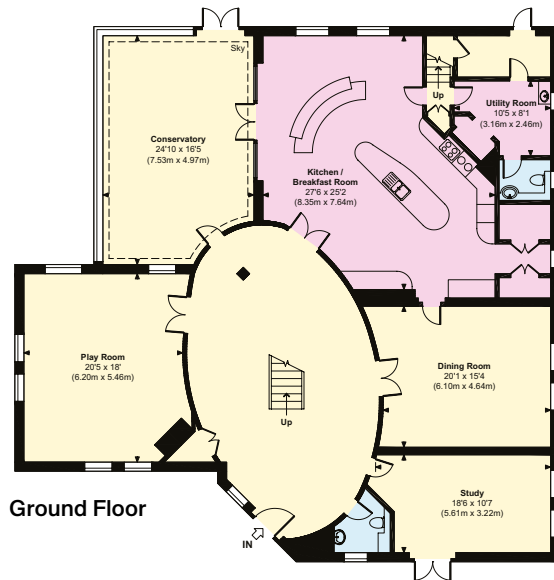
Garage Ground Floor



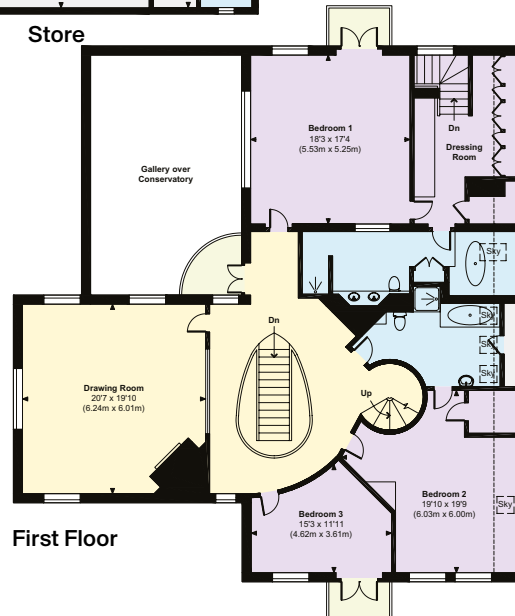
Garage First Floor



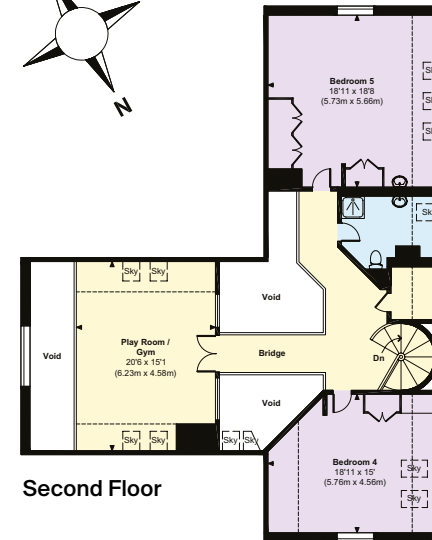
Store



Ground Floor



First Floor



Second Floor

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

--- Indicates restricted room height less than 1.5m.



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 February 2025. Photographs and videos dated June 2024.

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