



The Old Vicarage, Preston Candover, Hampshire

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A wonderful former vicarage with **period charm**, landscaped garden, pool and coach house.

**Summary of accommodation**

Entrance hall | Drawing room | Sitting room | Family room | Study | Dining room | Family kitchen | Utility room | Stores | Cloakroom | Cellar

Principal bedroom with en suite bathroom and walk through dressing room | Guest en suite bedroom | Four further bedrooms | Bathroom  
Cloakroom

Coach house | Office | Single garage | Garden stores

Garden | Outdoor swimming pool

In all approximately 0.5 of an acre

**Distances**

Alresford 6.5 miles, Basingstoke 8.3 miles, Alton 9.6 miles, Winchester 13.5 miles  
(All distances are approximate)



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## The Old Vicarage

The Old Vicarage, located in the heart of Preston Candover Conservation Area, on the edge of the village with local amenities nearby. This striking, unlisted period home, believed to have been built in the mid-to-late 1600s and extended in the late 1870s and subsequently in the 1980s, features a façade of Flemish bond brickwork and decorative hung tiles, with a varied roofline that enhances its aesthetic appeal.

Purchased by the current owners in 2000, the property has been improved over the years and the interiors complement its period character. The electric-gated driveway leads to the garden side of the house, offering a picturesque approach along a stone path flanked by manicured lawns.

The property also benefits from recent granted planning permission to remove the existing family room and replace with a two-storey extension, enlarging the ground floor reception room and an additional en suite bedroom (Planning Reference: 24/01159/HSE Basingstoke & Deane BC).

The formal front entrance opens to a central hallway, leading to five beautifully appointed reception rooms. Period features such as bay windows with shutters, intricate cornicing, and elegant open fireplaces are present throughout the home.



Standout rooms are the spacious dining room and a south-facing drawing room with a large bay window and French doors opening to the garden. The study, complete with built-in bookcases, also enjoys views of the garden.

The family kitchen, designed for everyday dining, has a traditional feel with a tiled floor, oil fired AGA, granite countertops. Skylights and double doors that flood the room with natural light. A utility room, storage areas, and a cellar complement the kitchen.





Upstairs, the principal bedroom boasts a dressing room leading to an en suite bathroom. Across the first and second floors are five additional bedrooms, each with unique charm, including one with an en suite ideal for guests. The remaining bedrooms are served by a family bathroom and a cloakroom.

### Gardens and grounds

The gardens, measuring approximately half an acre, lie to the southwest of the house. A climbing rose enhances the garden side, providing a picturesque backdrop to the gravel seating area overlooking the level lawn. The garden also features a walled section with topiary and established borders, culminating in a magnificent copper beech tree, all contributing to a sense of privacy and seasonal beauty.

On the opposite side of the driveway, the property includes a charming Coach House, offering a home office, single garage, and garden store. This building provides potential for customization (subject to the necessary planning consents). An outdoor swimming pool and terrace are located just beyond, enjoying expansive countryside views.

Available via separate negotiation is a field measuring approximately 5.2 acres. The field benefits from mains water and has two access points— one from the B3046 and another from Church Lane.

### Services

Main water and electric. Oil fired central heating.  
Private drainage septic tank.

### Property information

Tenure: Freehold  
Local Authority: Council Basingstoke and Deane  
Planning Reference: 24/O1159/HSE Basingstoke & Deane BC  
Council Tax: Band G  
EPC Rating: E

### Location

Located on the edge of the village of Preston Candover, in the heart of the Candover Valley, the property adjoins and overlooks neighbouring farmland. Within the village is a Public House, an excellent primary school, a church, tennis club and a village store/post office. The village sits almost equidistant between the centres of Alresford (6.5 miles) and Basingstoke (8.3 miles). More extensive facilities can be found in the Georgian market town of Alresford with a wide variety of boutique shops, restaurants, a butcher, a delicatessen/coffee shop and a wide range of other facilities. The major commercial centres of Basingstoke and Winchester (13.5 miles) are also close, offering a wider range of shopping and recreational facilities.

Schools in the area are particularly well-renowned and these include, Perins School, Prince's Mead School, The Pilgrims' School, St Swithun's School, Alton School and Lord Wandsworth College. In addition, there is Winchester College and Peter Symonds Sixth Form College, both in the centre of Winchester.

Transport facilities are excellent, with easy access to the motorway network and a fast and regular train service to London Waterloo from either Alton (9.6 miles) or Basingstoke.

The countryside in the Candover Valley is some of the finest in Hampshire in which there are many footpaths and bridleways. The river Itchen can be found near Winchester and the Solent is an easy drive away to the south.



**Approximate Gross Internal Floor Area**

**House: 415 sq m or 4467 sq ft**

**Coach House: 65 sq m or 700 sq ft**

**Total: 480 sq m or 5167 sq ft**

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 November 2024. Photographs and videos dated September 2024.

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