

# The Beeches Upper Enham, Hampshire

THE



## **The Beeches** Upper Enham, Hampshire A substantial family home situated in a private and elevated setting.

Porch I Reception hall I Sitting room/library I Drawing room I Dining room I Family room I Study Kitchen/breakfast room I Utility room I Cloakroom

Principal bedroom suite with dressing area and en suite bathroom I Guest bedroom with shower room and dressing room/bedroom six I Three further bedrooms and family bathroom I Second floor store/games room

The house is situated in a secluded plot in excess of 1.4 acres with a large private lawn with mature trees to the front of the property I To the rear of the property are the formal landscaped gardens, large terrace with outdoor heated swimming pool I Wood store I Garden store I Greenhouse Summer house and chalet style pool house

Two double garages, one with w/c and shower and room above

In all, about 1.41 acres

Andover 4 miles (London Waterloo from 62 minutes), Hungerford 14 miles, Newbury 14 miles (London Paddington from 45 minutes), Winchester 19 miles, Marlborough 21 miles, Salisbury 24 miles. (Distances and times approximate)



Knight Frank Hungerford Ramsbury House, 22 High Street Hungerford, RG17 ONF

01488 682726 rob.wightman@knightfrank.com

knightfrank.co.uk







### Hampshire

The Beeches is an attractive property situated in Upper Enham, a pretty hamlet to the north of Andover. Local facilities include a country pub, church, primary school, tea rooms and a village shop/post office all within a mile of the property.

Andover has excellent facilities including a Waitrose and a variety of shopping and recreational facilities including a leisure centre, cinema, and a regular Farmers Market.

The cathedral cites of Winchester and Salisbury are about 21 and 22 miles respectively. Communications are excellent with the A303 and M3 providing access to London and the West Country. Trains from Andover into London Waterloo take from 62 minutes and from Newbury into London Paddington from 45 minutes.

Nearby Hatherden and Hurstbourne Tarrant have primary schools with other popular schools in the area including Rookwood, Farleigh, St Gabriel's, Thorngrove and Horris Hill.

#### For Sale Freehold

The Beeches is a wonderful family home believed to date from the 1970s.

The light and versatile accommodation comprises a large reception hall with a staircase leading to a galleried landing. The hallway leads to well-proportioned rooms including a triple-aspect sitting room with a bar area and sliding doors to a garden room.

There is a study/gym, sitting room/office, large dining room and downstairs cloakroom. The well-appointed kitchen/breakfast room has bespoke handmade oak units, a large granitetopped island, a separate utility room and a door leading onto a large sandstone terrace. The adjacent family/playroom has French windows which lead into the garden.











On the first floor, the galleried landing leads to the principal bedroom which has a dressing area and en suite bathroom with four poster oak framed bath and a separate walk-in shower. The guest bedroom has an en suite shower room and adjacent bedroom six/dressing room.

There are four further bedrooms and a family bathroom. Large second-floor store/games room.

#### Outside

The property is approached by a pair of brick pillars which leads to a gravel drive and parking for numerous cars and a double garage.

The secluded front garden is mainly laid to lawn with a variety of mature trees and shrubs and an attractive well.

The rear of the property has landscaped gardens and extensive lawned areas with a south-westerly aspect and views over adjacent farmland. There is a wonderful outdoor heated swimming pool and a large sandstone terrace off the kitchen, ideal for outdoor entertaining.

There is also a separate orchard/kitchen garden with apple and plum trees screened by hedging.

A large chalet-style timber building houses a small indoor pool/spa (currently decommissioned). There are a variety of garden stores and a summer house.

At the side of the property, the driveway leads to further parking spaces and a second double garage with separate access to a w/c and shower room and room above, which could be used as accommodation for guests or family members.

#### Services

Mains water and electricity. Private drainage. Oil heating. Air source heat pump for the swimming pool. The property also has solar panels and battery storage. Electric heating in the room over the garage.

### **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 may be available by separate negotiation.

### Local Authority

Test Valley Borough Council. Tel: 01264 368000.

#### EPC Band D

Band D

Council Tax Band H

## Postcode

SP11 6JB

### Directions

From Andover, proceed north on the A343 Newbury Road towards Hurstbourne Tarrant. Pass through Enham Alamein and just before leaving the village, take the right turn into MacCullum Road. At the end of the road turn right onto Green Drove and follow the lane along. The entrance for The Beeches will be found on the right hand side after a short distance.

## Viewing

Viewing by prior appointment only with the Agents.





#### Approximate Gross Internal Floor Area = 400 sq m / 4306 sq ft Outbuildings = 197.2 sq m / 2123 sq ft (Including Garage / Excluding Shed) Total = 597.2 sq m / 6429 sq ft Including Limited Use Area (13.7 sq m / 147 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



#### Connecting people & property, perfectly.

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any author to the part of the agents, seller(s) or lessor(s). 2. Photos, Videos act: The photographs, property videos and vitrual viewings etc. show only certain parts of the property as they appared to the proverty as they appared to the proverty as they appared to the property does on the mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement. Particulars dated May 2023. Photos chase they does dated May 2023. Photos proves the does dated October 2022. Reference: HNG012161917.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing. help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

