

HOCKLEY HOUSE

CHERITON • ALRESFORD • HAMPSHIRE



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CHERITON • ALRESFORD • HAMPSHIRE • SO24 0NU

AN EXCEPTIONAL GRADE II LISTED FAMILY HOME WITH A THREE BEDROOM LODGE HOUSE, ALL SET IN GROUNDS OF ABOUT 9.23 ACRES.

ACCOMMODATION

Reception hall • Drawing room • Dining room • Library Snug • Kitchen and breakfast room • Utility room/pantry • Two cloakrooms • Extensive cellars

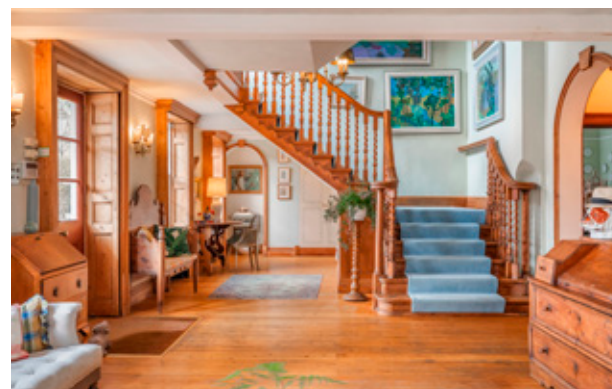
Principal bedroom with adjoining bathroom • Three further bedrooms suites • Further bedroom • Gym • Shower room • Laundry • Linen room

Five bedrooms • Four bathrooms • Studio • Sitting room • Kitchen • Store room

Garaging and garden stores • Landscaped gardens • Walled garden with vegetable garden and swimming pool • Pool pavilion with shower room
Outdoor kitchen area Sauna • Tennis court

Three bedroom lodge house

Gardens and grounds of 9.23 acres



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SITUATION

The nearby picturesque village of Cheriton, with its shop and pub, is in the South Downs National Park. The nearby market town of Alresford has excellent day to day shopping. The cathedral City of Winchester is only 8 miles away. There are regular train services to London from Winchester, Alton and Petersfield. The south coast is also easily accessible. There is a good village primary school, also numerous independent schools such as Pilgrim's, Twyford and Princes Mead prep schools, and Winchester College, Peter Symonds Sixth Form College, St Swithun's, King Edward's and Bedales as senior schools.

DESCRIPTION

This is a rare opportunity to acquire an exceptional house, last sold in 1976, and has been a much loved family house. The property is Grade II listed from the late 18th century with later additions in the 19th and 20th centuries. Constructed of brick under a tile roof with a classical front to the house with three storeys with a central half glazed double door under a porch with two pilasters. There are lovely sash windows creating excellent light to the rooms, as well as giving views of the gardens and grounds. The house is approached by a sweeping gravel drive leading to a circular parking area with a central lavender border. There is a wealth of period features throughout the house, including the an impressive staircase in the hall with barley-sugar balusters and moulded handrail and stunning fireplaces.

HOCKLEY LODGE

Hockley Lodge is a three-bedroom lodge, situated at the beginning of the driveway.

OUTSIDE

The garden and grounds are one of the defining features of the property and are mainly lawned with a variety of well stocked herbaceous borders and mature trees. Of particular note is the stunning walled garden with its vegetable beds at one end and the large heated swimming pool with paved surround. There is also a pool room, an outdoor kitchen area, ideal for al fresco entertaining, a sauna and changing area. There is also a hard tennis court. Beyond the formal lawns is a small lake and also the parkland which has been used for horse grazing fields and provide the perfect backdrop to the house.



TENURE

Freehold

SERVICES

Oil fired central heating. Private water.

Private drainage (shared septic tank).

OUTGOINGS

Council Tax Band G

LOCAL AUTHORITY

Winchester City Council

POST CODE

SO24 0NU

EPC

EPC Rating = Exempt

Full Energy Performance Certificate available by request



Hockley House



Hockley House, Cheriton, Alresford, Hampshire SO24 ONU

Gross Internal Area (Approx.)

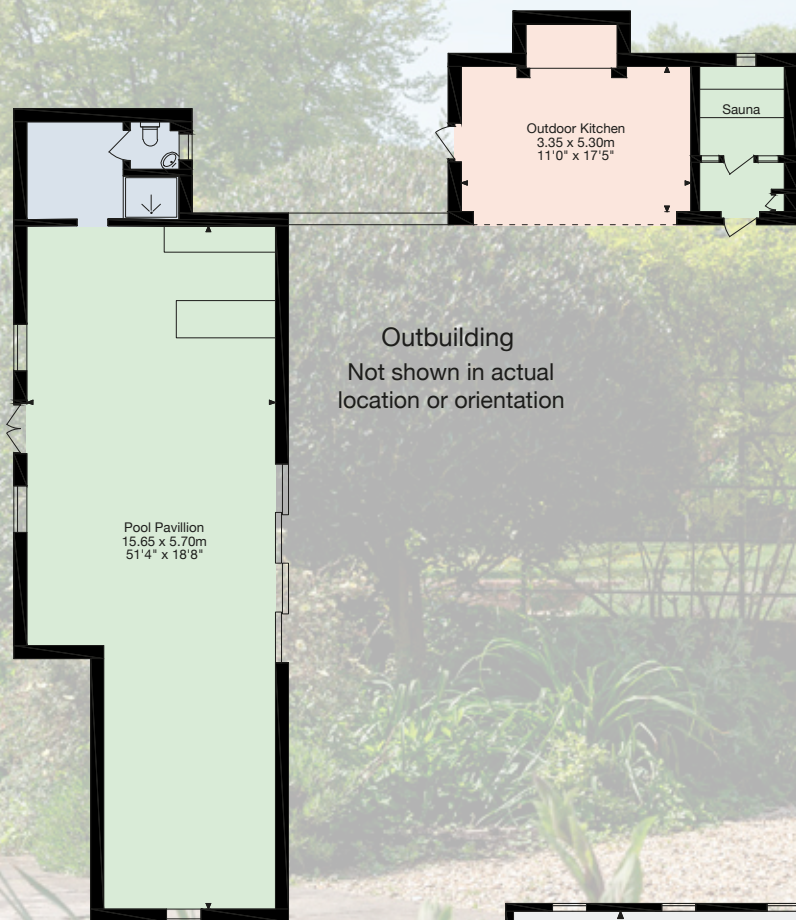
Main House = 1,138 sq m / 12,250 sq ft

Pool House = 87 sq m / 937 sq ft

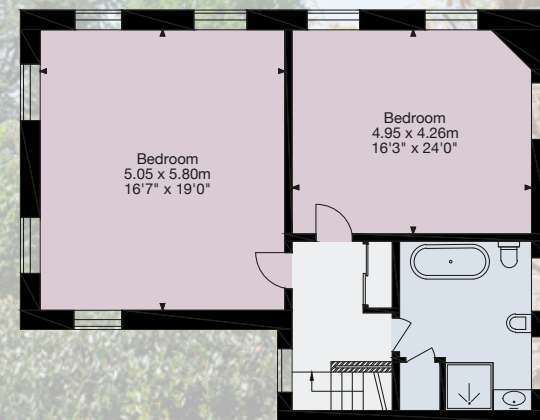
Outdoor Kitchen (inc. Sauna) = 27 sq m / 291 sq ft

Total Area = 1,252 sq m / 13,478 sq ft





Second Floor

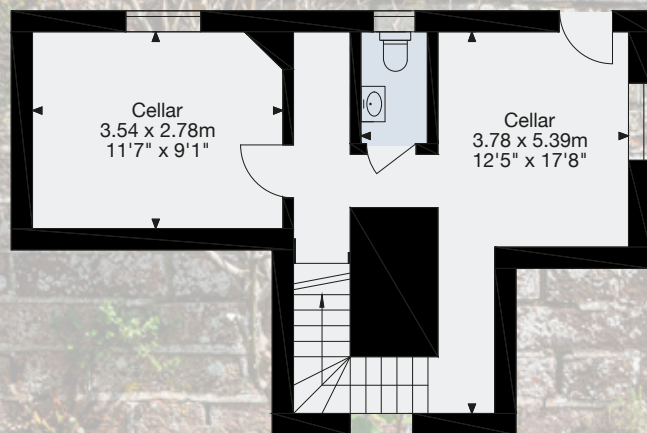


Second Floor

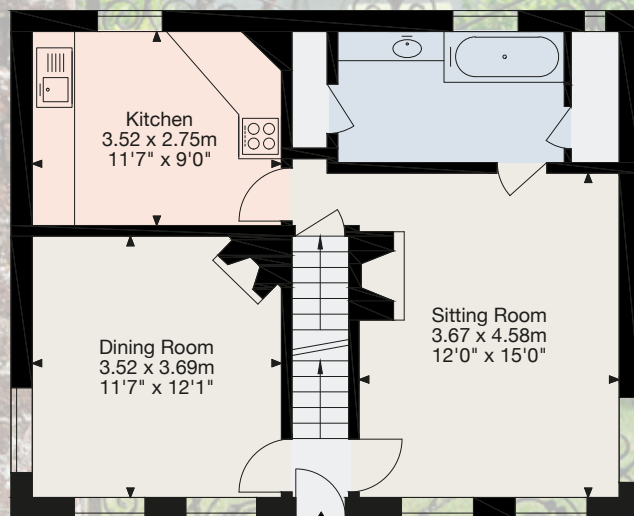
The Lodge, Hockley House, Cheriton, Alresford, Hampshire SO24 0NU

Gross Internal Area (Approx.)

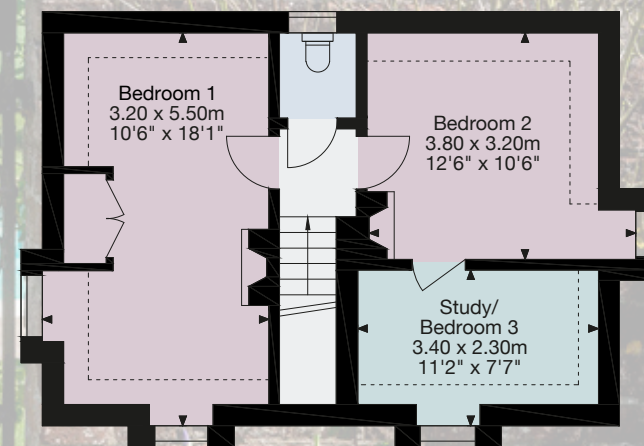
120 sq m / 1,295 sq ft



Basement



Ground Floor



First Floor

Important Notice

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