

‘Not’ The Old Rectory

Kimpton, Hampshire





A handsome unlisted former rectory with an edge of village setting within the Test Valley.

Andover 6 miles (London Waterloo from 68 minutes), Stockbridge 13 miles, Salisbury 16.5 miles
Hungerford 18 miles, Marlborough 18 miles, Newbury 21.5 miles, Winchester 23 miles
(All distances and times are approximate)


8


4


6

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Sitting room | Billiards room | Study | Dining room | Kitchen/ breakfast room
Orangery | Laundry room | Cloakroom | Pantry

Basement with Gym

First Floor: Principal bedroom with dressing room and bathroom | Five further double bedrooms | Three bathrooms (one adjoining)

Second Floor: Two further bedrooms | Large attic store room

Attached triple garage with games room/annexe above

Outbuildings

Large vehicle workshop/barn | Machinery/garden store | Hobby workshop

Garden and Grounds

Terraces | Formal and informal gardens | Kitchen garden | Tennis court | Pasture | Woodland

In all approximately 8.57 acres

Situation

The property sits within the centre of its land in this edge of village setting in the attractive Test Valley village of Kimpton. The village has an historic 12th century church, a village hall, primary school and a public house, ‘The Welcome Stranger’.

The Test Valley is renowned for its attractive countryside, fishing on the Rivers Anton and Test and the Georgian market town of Stockbridge.

Extensive shopping facilities can be found at Andover, six miles away with a wide array of supermarkets including Waitrose. There is also a cinema, a newly built Leisure Centre, athletics track as well as highly regarded hockey and rugby clubs.

The attractive and ever popular Stockbridge High Street is 13 miles away and offers a range of boutiques, a well-known butcher, delicatessen, restaurants, hairdressers, The Grosvenor Hotel and three public houses.

The market towns of Hungerford and Marlborough and Cathedral cities of Salisbury and Winchester are also within easy reach. There are also a variety of high-quality farm shops, cafés and pubs in the surrounding countryside and villages.

The A303 is 2 miles to the south and provides a fast road link to London, Heathrow Airport, the West Country as well as the wider motorway network via the A34. Grateley rail station is 4 miles to the south providing ample parking and easy main line access to London Waterloo with trains from under 80 minutes.

The property is also well located for easy access to a number of highly regarded preparatory and secondary schools including Farleigh, Cheam, Chafyn Grove, Salisbury Cathedral School, Dauntsey’s, Marlborough College, Godolphin, The Salisbury Grammar Schools, Winchester College and St Swithun’s amongst others.



‘Not’ The Old Rectory

It is believed this former rectory was built around 1871 by the wealthy Foyle Family, Lord’s of the Manor since the 1620’s. It is believed to have been designed by the leading Architect at the time, Charles Alban Buckler who also designed Arundel Castle.





The house is set is set back from the lane in mature garden and grounds and has wonderful proportions with high ceilings and bold detailing which one associates with the best of Victorian Architecture.

The current owner has carried out a comprehensive scheme of sympathetic restoration and improvement to create an extremely comfortable family home for modern day living.

There are five generous reception rooms off the staircase hall and a wonderful orangery off the well-equipped kitchen/ breakfast room. The orangery has an electric roof with a shower/wet room off, whilst over the integral triple garage is a large games room.

The drawing room has a deep bay window with a Jet master fireplace, whilst the Rector's library has the original joinery and features a deep bay window with views over the garden and towards the church.

To the right of the hall there is a large study fitted with bespoke desks and cabinetry by Neville Johnson.



Beyond the main staircase the hall leads to a dining room with oak floors and a woodburning stove and a separate door accessed from the kitchen. The kitchen/breakfast room is fitted with bespoke floor and wall and full height units including larder produced by a well-regarded local cabinet maker, with granite worktops, Miele appliances and a range cooker all over a limestone floor.

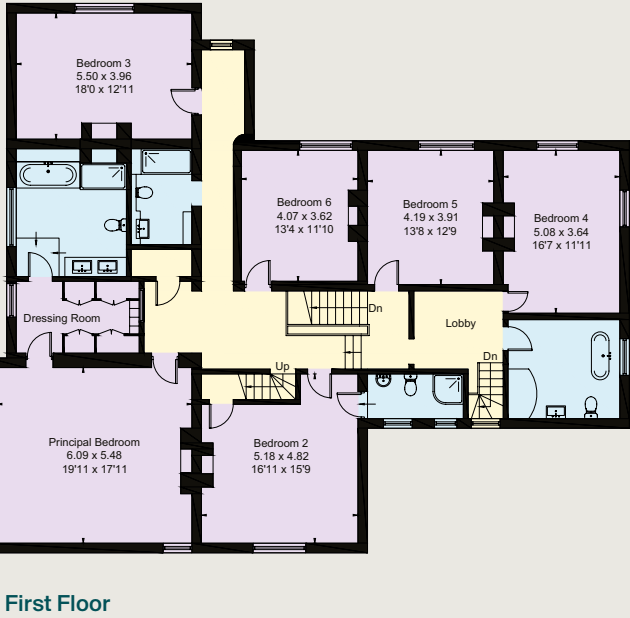
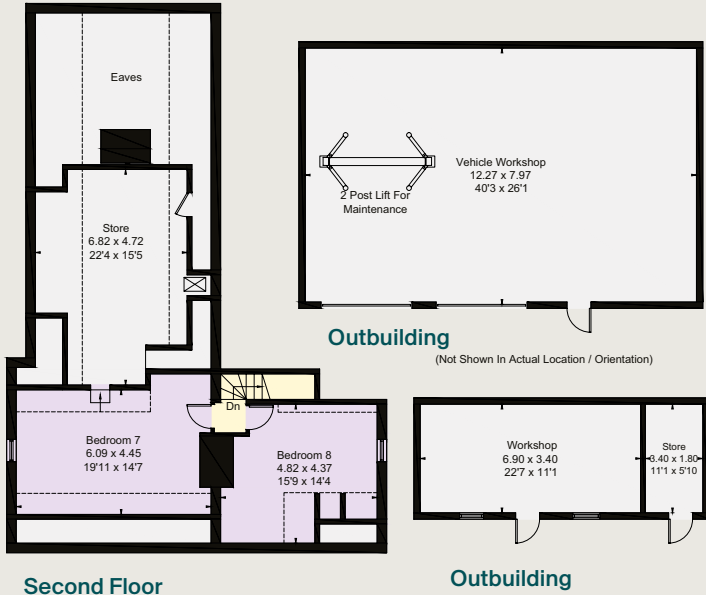
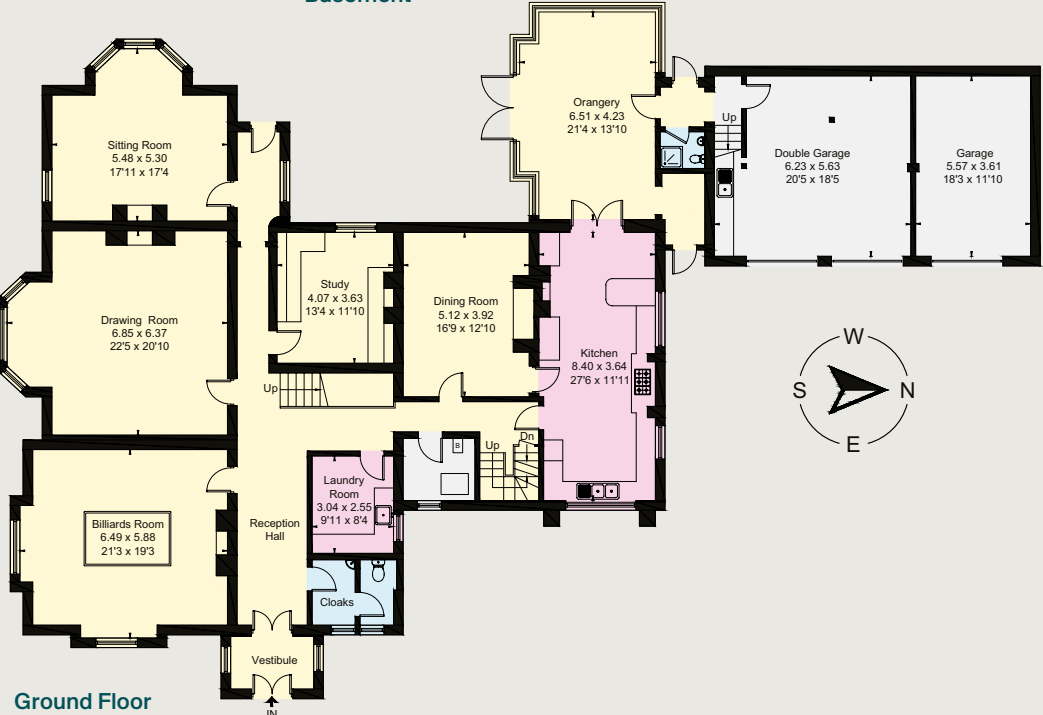
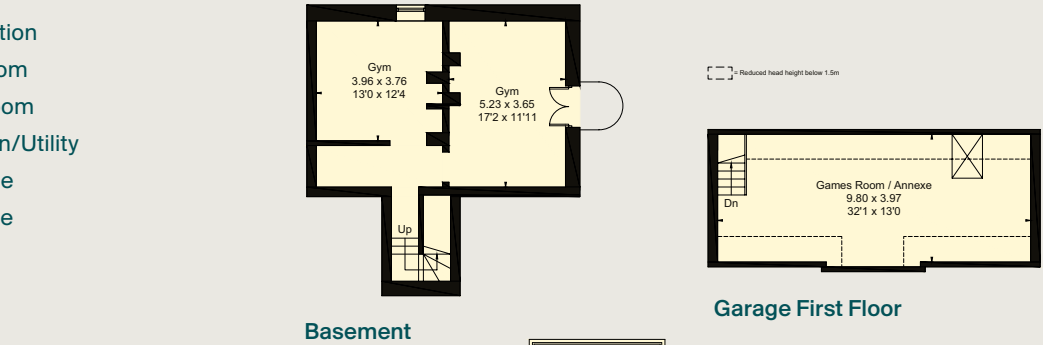
On the first floor are six well-appointed bedrooms and four bathrooms, two adjoining. There are two further bedrooms on the second floor as well as an easily accessible eaves store room.





Gross Internal Area (Approx.)
Main House = 667 sq m / 7,178 sq ft
Garage = 55 sa m / 592 sq ft
Outbuildings = 127 sqm / 1,367 sq ft
Total Area = 849 sqm / 9,137 sq ft
(Incl. Areas of Restricted Height, Excl. Eaves)

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



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.

Garaging and Outbuildings

To the north of the house is an attached triple garage, divided into a large two bay with kitchenette facilities to one side and a separate large single bay with storage area, all accessed via pairs of oak doors.

Beyond this building, is a recently refurbished outbuilding providing a hobby workshop and separate garden store.

Further to the north is a professional style vehicle workshop/ barn measuring 7.9m x 12.3m and served by a pair of electric roller doors and fitted out with a hydraulic vehicle lift. There is also a further covered area for a tractor and wood storage behind.



Garden and Grounds

The property has a wonderful approach, through a pair of double gates opening onto a driveway which winds through parkland style grounds to reach a wide gravelled parking area to the front of the house, framed by Yew hedging. This drive continues to the north, to access the garaging and workshops and a further parking area with a turning circle. It then continues back to the lane, giving the option of having a second drive if required.

The terraces and formal gardens are found to the south and west of the house and include various areas of interest including a croquet lawn, a white garden, a lavender walk with a variety of specimen trees.

A kitchen garden with raised beds, a greenhouse, tool store and fruit cage are located to the north east of the house, adjacent to a tennis court with a small orchard of plum, damson and pear trees to the east.





To the north-west of the house is an area of amenity pastureland which could be used for grazing and with a slither of woodland to the west and northern boundaries.

The largest area of pastureland is found to the south with road access and is currently divided into two fields and extends to just under three acres in total.

Property Information

Services

Mains water, mains electricity, private drainage and oil-fired central heating.
Broadband?

Tenure

Freehold, with vacant possession upon completion

Local Authority

Test Valley Borough Council

Council Tax

Band H

EPC Rating

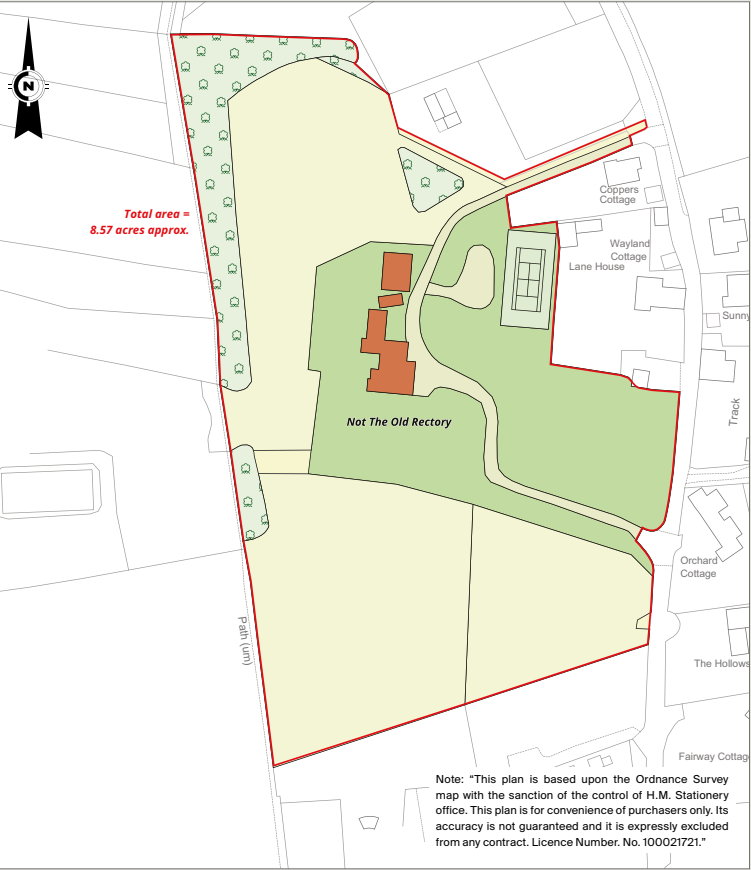
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Directions

What3words (SP11 8NU)

Viewing

Strictly by appointment with the sole selling agent,
Knight Frank LLP





Knight Frank Hungerford
Ramsbury House
22 High Street, Hungerford
RG17 0NF

Mark Potter
01488 682726
mark.potter@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN

Edward Cunningham
020 7861 1080
edward.cunningham@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN

Hattie Young
020 7861 5497
hattie.young@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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