

# MOTH HOUSE

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BROWN CANDOVER • ALRESFORD • HAMPSHIRE





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Distances and times are approximate:

Preston Candover 2.1 miles • Alresford 5.3 miles • Winchester 11 miles • Basingstoke 11 miles • Central London 58 miles

*An enchanting, detached Grade II listed country home.*

## MAIN HOUSE

**Ground Floor:** Reception hall • Drawing room • Dining room • Kitchen • Kitchen/breakfast room • Laundry room  
Boot room • Play room • Entertaining room • Log store • Downstairs WC

**First Floor:** Principal bedroom with en suite bathroom and separate shower room • 5 further bedrooms (1 ensuite) • 3 family bathrooms

**Second Floor:** 2 bedrooms (1 ensuite)

Cellar/Basement

## ‘MOTH HOUSE BARN’

**Ground Floor:** Living area • Kitchen • Bedroom with ensuite shower room

**First Floor:** Bedroom • Bathroom

## ‘MOTH HOUSE COTTAGE’

**Ground Floor:** Covered carport/ workshop • Entrance hall • Bedroom • Bathroom

**First Floor:** Living Area • Kitchen/dining room

## THE STABLES

This is currently laid out as living accommodation

**In all about 4.59 acres**



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## Situation

Moth House lies on the edge of the pretty village of Brown Candover, in the desirable Candover Valley surrounded by some of Hampshire's finest rolling countryside. The Georgian town of Alresford is approximately 5.3 miles away to the south and provides everyday shopping facilities along with various boutiques, specialist shops and an art gallery. Winchester lies 11 miles south west of the property and Basingstoke approximately 11 miles north east, both of which provide a more extensive range of facilities. The Woolpack Inn, Totford, is approximately 1.4 miles away. The very popular café and coffee shop The Yard, is in the next door village of Chilton Candover .

There is excellent access to London with mainline train services to London Waterloo available from Basingstoke with a journey time of approximately 50 minutes. Moth House is perfectly located for some of the finest schools in the county which include Twyford, Pilgrims, St Swithun's School for Girls, Bedales, Winchester College and Peter Symonds Sixth Form College. Recreational facilities nearby include golf at Test Valley, Alresford, Overton, Basingstoke and Winchester. There are a number of sailing clubs and hot spots along the south coast. The local area is also well known for its shooting and first-class chalk stream fishing on the Test and Itchen rivers.





## Description

Moth House is an enchanting detached Grade II listed country home, nestled in the heart of the sought-after and picturesque Candover Valley. Believed to date back to the Georgian era of the 18th century, the house features later additions with rendered elevations under a slate roof. Set on the edge of the village, the property overlooks open farmland and is surrounded by beautiful formal gardens.

The house is accessed via a gravel driveway through timber gates, leading to a spacious parking and turning area adjacent to the main house and extending towards the outbuildings, which include former farm buildings.

Moth House is an elegant family home that has been

thoughtfully extended and enhanced by the current owners over their 40+ year ownership, offering well-proportioned reception space and accommodation across three floors. The five ground floor reception rooms include a stunning drawing room, dining room, large playroom, and a party room. There is a generously sized, kitchen/breakfast room and a second kitchen, which could potentially be converted into a study or office. There is also a laundry room, cloakroom and boot room. The house has been adapted for use by two families, hence the presence of a second kitchen, but can be restored to function as a single residence.













The first floor comprises six double bedrooms, including a substantial principal suite with a bathroom and separate shower room. Three additional bathrooms serve the remaining five bedrooms.

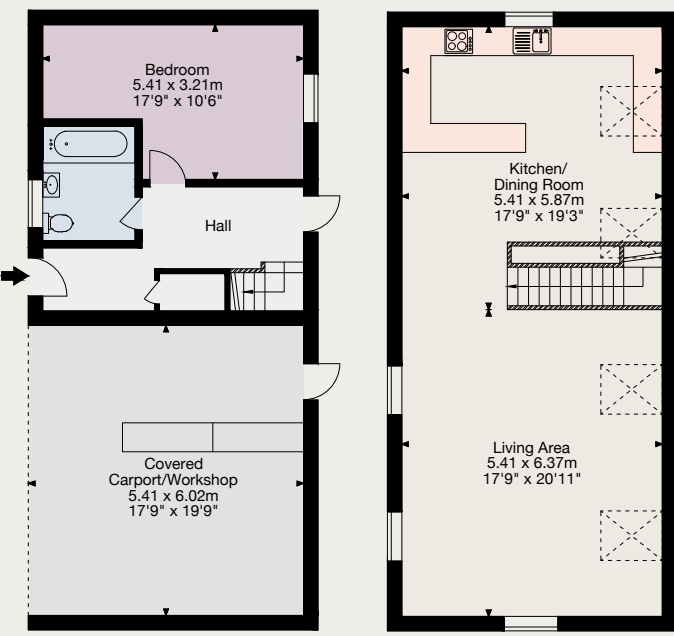
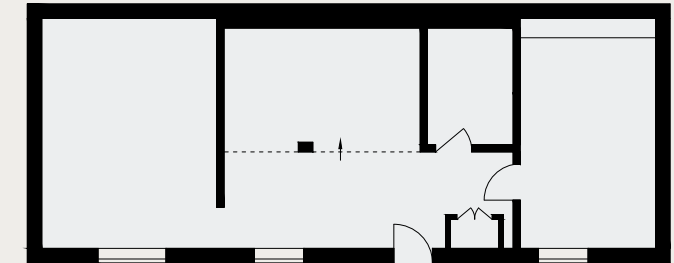
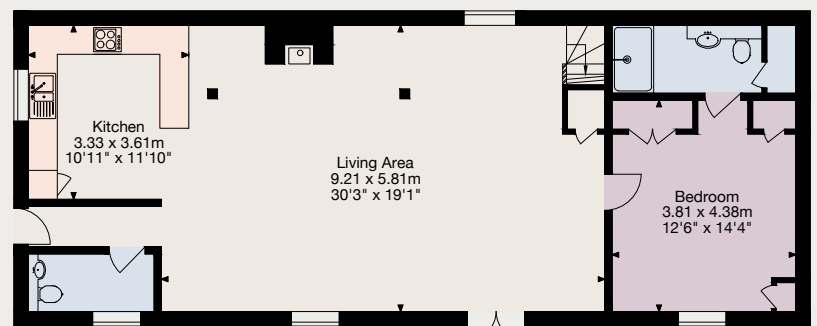
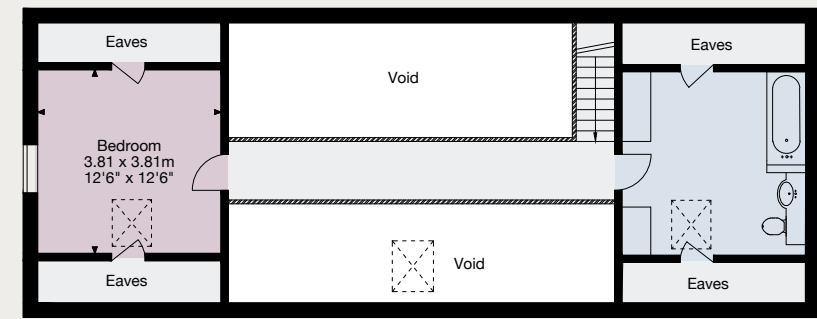
On the second floor, there are two further attic bedrooms and an ensuite bathroom.





# MOTH HOUSE

Approximate Gross Internal Area  
Main House: 642 sq m / 6,910 sq ft  
Log Store: 15 sq m / 161 sq ft  
Carport: 0 sq m / 107 sq ft  
'Moth House Cottage': 98 sq m / 1,054 sq ft  
Carport: 32 sq m / 344 sq ft  
'Moth House Barn': 151 sq m / 1,625 sq ft  
The Stable: 59 sq m / 635 sq ft  
Total Area: 1,007 sq m / 10,836 sq ft (Incl. Eaves, Excl. Voids)  
Not to scale. For identification purposes only.







## Outside

In addition to the accommodation in the main house, the property features three notable outbuildings:

**‘Moth House Barn’:** This remarkable detached barn conversion offers a spacious open-plan layout with a high vaulted ceiling that extends throughout the ground floor. The living/dining area seamlessly connects to the kitchen, and there is also a ground floor cloakroom and bedroom. A staircase leads to a central gallery overlooking the living/dining space, which provides access to a double bedroom on one side and a family bathroom on the other.

**‘Moth House Cottage’:** This timber-built structure comprises garaging and rooms which are currently arranged as a one-bedroom maisonette. The ground floor includes a bedroom and bathroom, while the first floor features a large open-plan living, dining, and kitchen area.

**The Stable:** This characterful, traditional stable block is currently laid out as a studio and used as additional accommodation.

The gardens and grounds are exemplary, offering a perfect setting for a fine, edge-of-village country house. To the front of the house is a formal lawn with beautifully planted borders, which provides a lovely outlook from the drawing room and dining room in particular. To the rear of the property is a stone terraced area, surrounded by flowerbeds, which looks towards the meadow and farmland beyond. This area is an ideal spot for summer dining. In front of the converted farm buildings is the tennis court. There are 5 golf holes throughout the gardens and meadow. There is a vegetable and fruit garden.

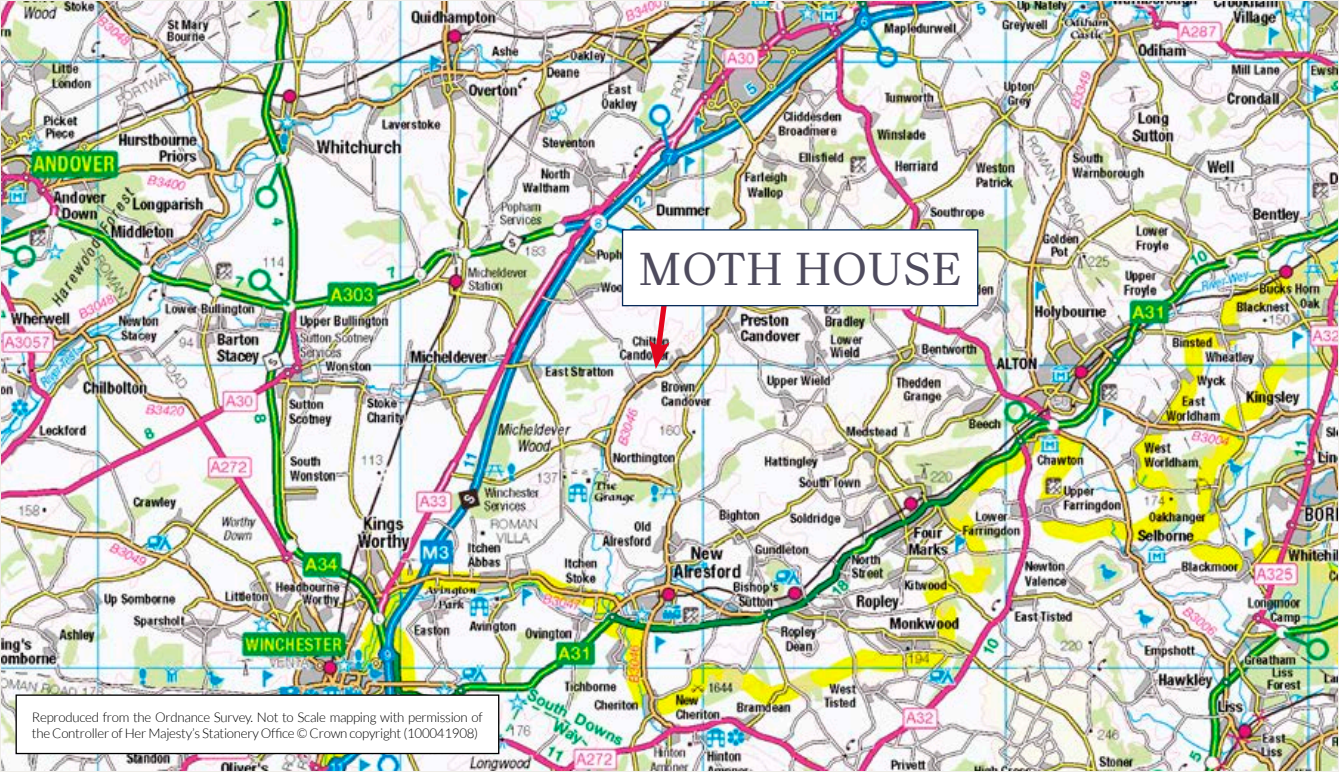












## Property Information

### Services

There is mains electricity

The central heating is provided by an air source heat pump with and oil-fired boiler as back-up

Private drainage (septic tank)

Mains water supply

There are 24 solar panels

### Local Authority

Basingstoke & Deane Borough Council  
Civic Offices, London Road, Basingstoke, RG21 4AH  
Tel: 01256 844844  
[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

### EPC Ratings

Moth House - F

‘Moth House Barn’ - D

‘Moth House Cottage’ - E

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### Architectural Interest

The Property is Grade II Listed.  
<https://historicengland.org.uk/>

### Council Tax

Moth House - H

‘Moth House Barn’ - A

‘Moth House Cottage’

### Tenure

The property is freehold and is offered for sale by private treaty with vacant possession upon completion.

### Postcode

SO24 9TT

### Fixtures and Fittings

Items regarded as fixtures and fittings, whether mentioned in the particulars or not are initially excluded from the sale although certain items may be available by separate negotiation.

### Easements, Wayleaves and Rights of Way

The property is offered for sale subject to any public or private rights of way, and all easements and way leaves whether referred to within the particulars or not.

### Special Notes

An asbestos survey has not been undertaken.

### Guide Price

£4,450,000.

### Viewing

Strictly by appointment with Savills Country Department and Knight Frank.



