



STOKEWOOD PARK HOUSE

Droxford, Hampshire



A HANDSOME COUNTRY HOUSE

Set in a glorious tranquil position in the renowned Meon Valley with amazing views.

Summary of accommodation

Main House

Ground Floor: Entrance hall | Drawing room | Dining room | Sitting room | Study | Garden room | Kitchen and breakfast room | Library | Utility room
Boot room | Larder | Two cloakrooms | Indoor swimming pool with sauna and changing rooms | Extensive lower ground floor with lift, boiler room and store rooms

First Floor: Billiard room with bar | Principal bedroom with two bathrooms and two dressing rooms | Two guest bedroom suites | Two Bedrooms | Family bathroom

1 & 2 Stokewood Cottages: Semi-detached with three bedrooms

The Gate Lodge: Two bedrooms | Bathroom | Kitchen/breakfast room | Sitting room | Conservatory | Garage

Lot 2 – The Close: Sitting room | Dining room | Kitchen/breakfast room | WC | Three bedrooms | Bathroom | Garage

Lot 3 – The Lodge: Hall | Sitting room | Dining room | Kitchen | WC | Three bedrooms | Bathroom

Outside: Courtyard comprising barn, double garage, stables, triple garage and further garages/stores

Formal gardens | All weather tennis court | Pasture, arable land and woodland

In all approximately 118.8 acres

Available as a whole or in 4 lots

Distances: Droxford 2 miles, Hambledon 2.3 miles, Petersfield Station 11.5 miles, Alresford 13.4 miles, Winchester 13.4 miles
(All distances are approximate)



LOCATION

Stokewood Park is nestled within the breathtaking South Downs National Park in the prestigious Meon Valley between the villages of Droxford and Hambledon.

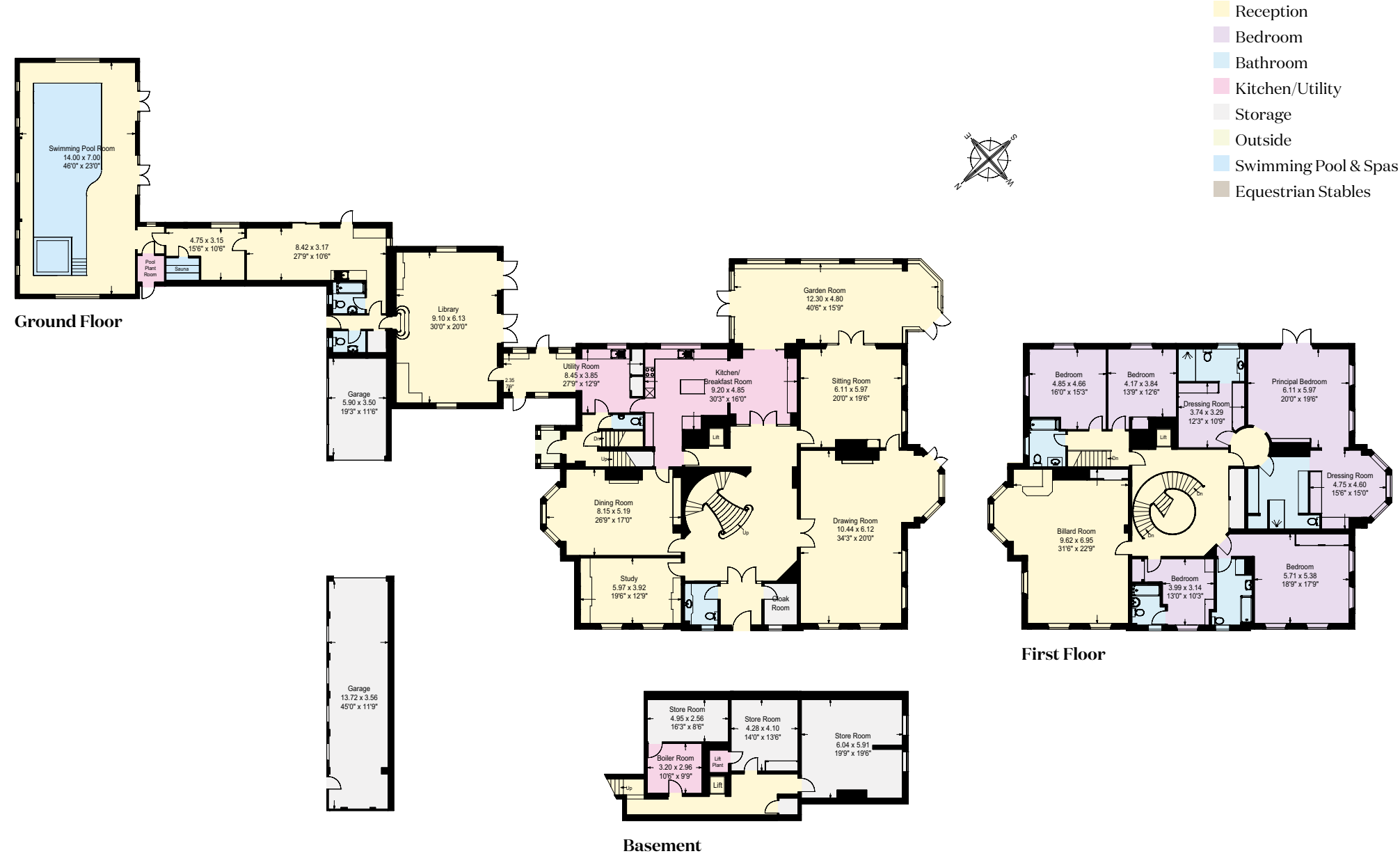
Communications to London are excellent with the A3 at Petersfield (3.7 miles) and railway links to London. There are a number of schools in the area; Bedales, Churcher's College, Highfield School in Liphook. Winchester has Princes' Mead, St Swithun's School for Girls, Winchester College, the Pilgrims School, Peter Symonds Sixth Form College and Twyford School. The countryside in the area provides a range of opportunities, with wonderful walking and riding routes in the immediate proximity, and fishing is available on the River Meon. The beaches of the south coast at Chichester are within easy driving distance, with sailing on the south coast, the Solent and the Hamble. The nearby Goodwood Motor Circuit hosts world famous events such as the Goodwood Festival of Speed.



STOKEWOOD PARK HOUSE

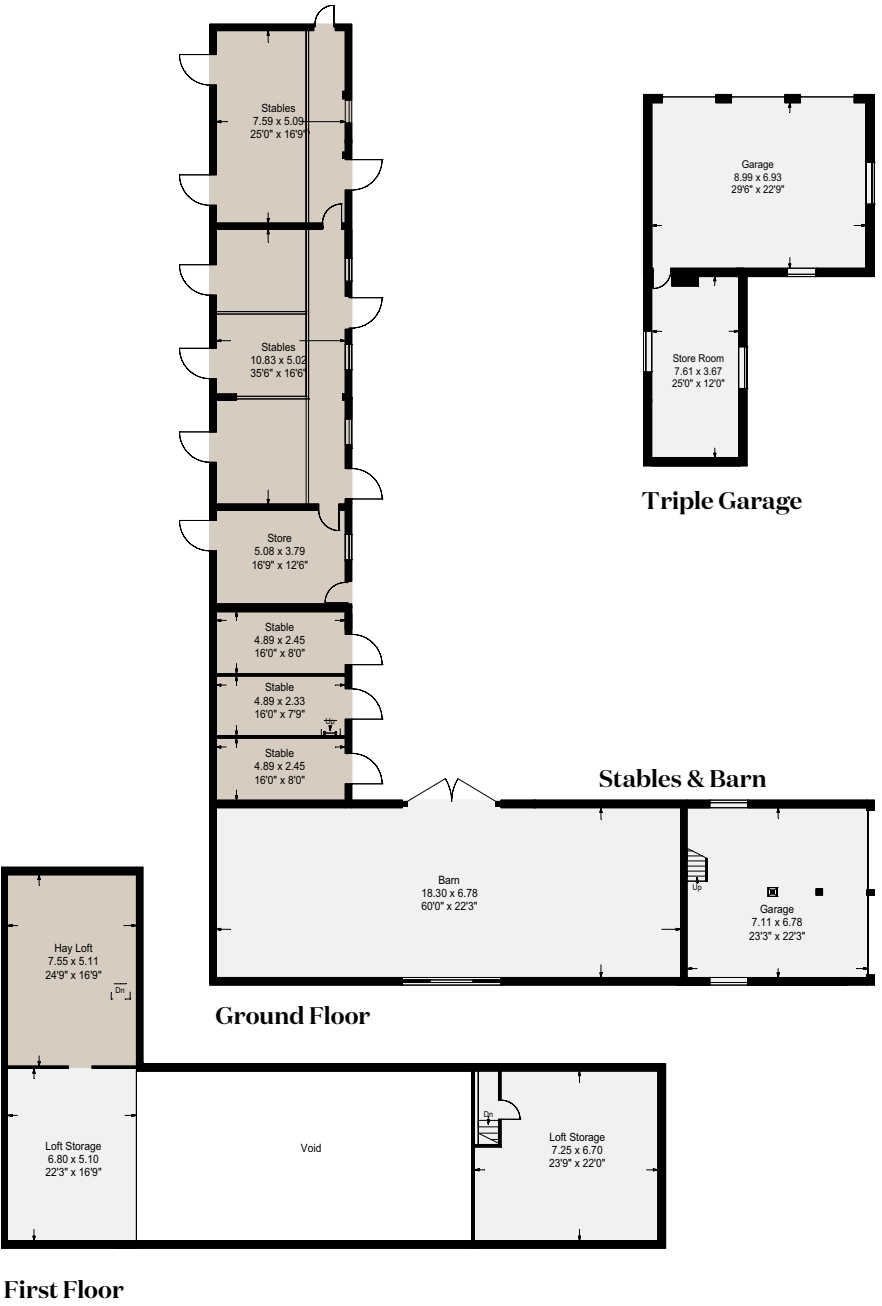
This is a rare opportunity to acquire an exceptional house, which the current owners have been living in for the last 30 years, and has been a much loved family house. The house, which was built in 1995/96, and is approached via a sweeping gravel driveway. The property is of brick construction, traditional tile roof, and refined stone quoins. The accommodation, arranged over three floors, has generous proportions and can be seen on the floor plans. The property features spacious flowing rooms with impressive ceiling heights, all designed to capture the commanding views that stretch across the countryside. Each principal room has been thoughtfully positioned to maximize these spectacular vistas, creating a seamless connection between indoor luxury and the natural beauty beyond.





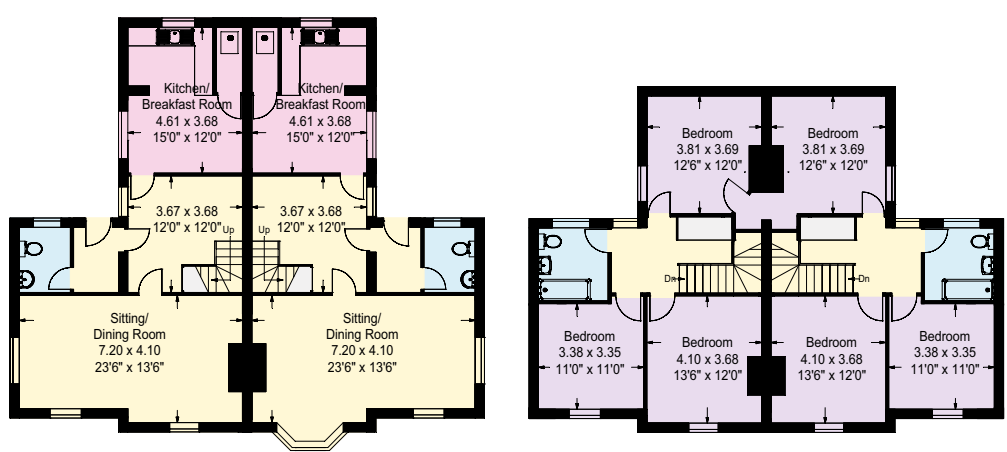
OUTBUILDINGS

Situated to the north of the house and with a separate access from the main drive, is the courtyard of outbuildings. There is a large flint barn with a slate roof with a double garage at one end. Connected to this is a run of stables. To the other side of the courtyard is a triple garage and garden store.



LOT 1 - 1 & 2 STOKEWOOD COTTAGES

Positioned to the rear of the barn are two semi-detached cottages. These are constructed of rendered elevations with slate roofs, and do require some modernisation.

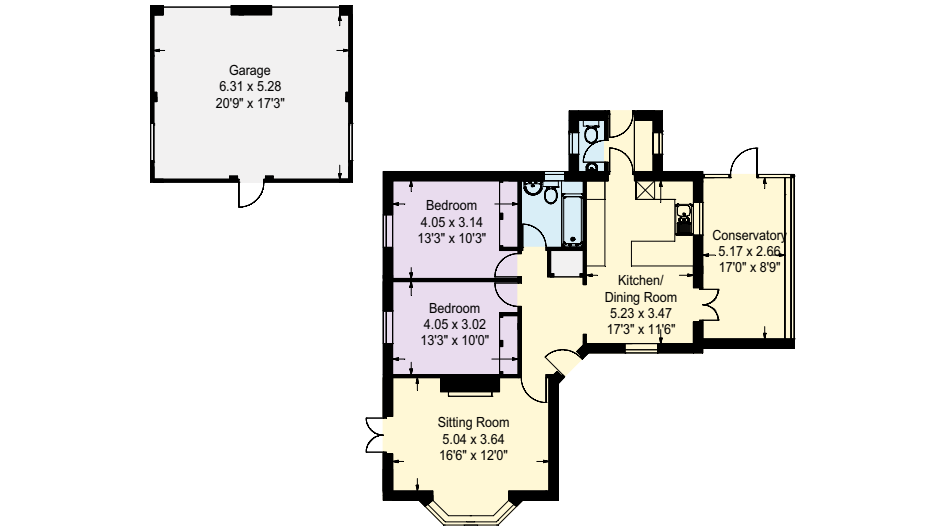


Ground Floor
Approximate Gross Internal Area
Semi detached Cottages: 256sq.m. or 2756sq.ft.

First Floor

LOT 1 – THE GATE LODGE

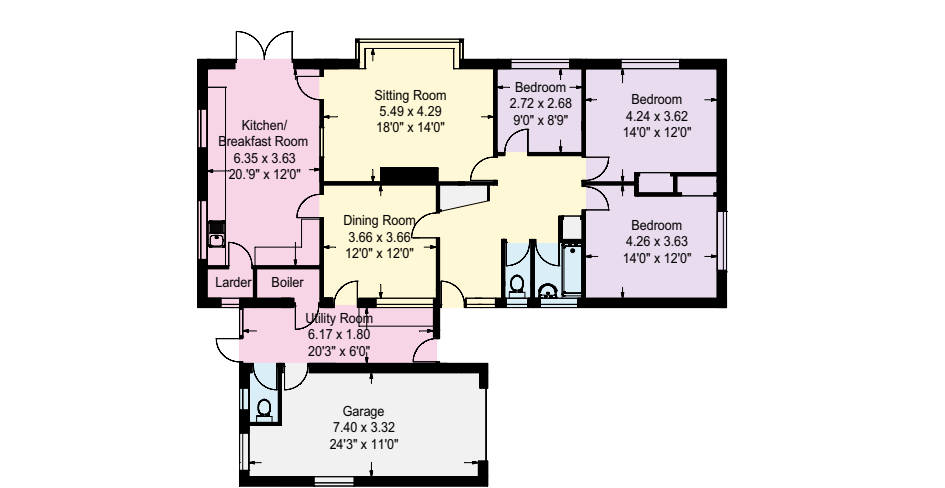
The two bedroom Lodge is by the main wrought iron gates on the driveway.



Approximate Gross Internal Area
The Gate Lodge: 132sq.m. or 1421sq.ft. (Inc. Garage)

LOT 2 – THE CLOSE

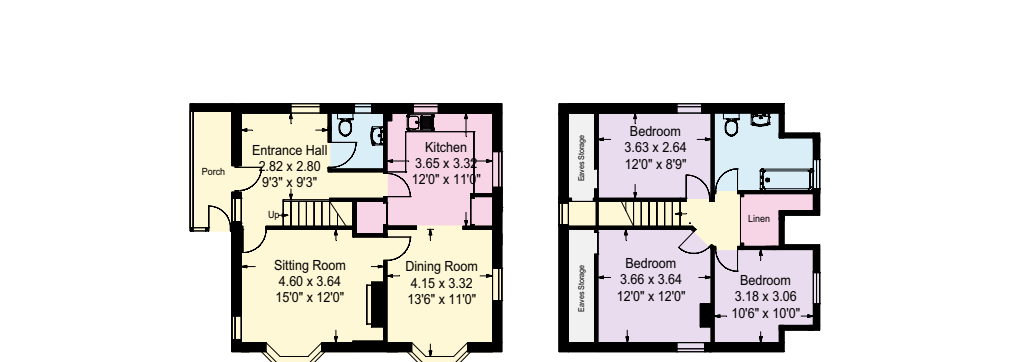
Accessed off the beginning of the main driveway this three bedroom bungalow is well presented with lovely views, and has a large well protected garden and far-reaching views.



Approximate Gross Internal Area
The Close: 165sq.m. or 1776sq.ft.

LOT 3 – THE LODGE

Hall | Sitting room | Dining room | Kitchen | WC | Three bedrooms | Bathroom



Approximate Gross Internal Area
The Lodge: 116sq.m. or 1249sq.ft.

GARDEN AND GROUNDS

The garden and grounds are one of the principal features of the property and create a stunning backdrop. They are mainly lawned with a variety of well stocked herbaceous borders and mature trees. There is an all-weather tennis court.



LOT 4 - LAND

17 acres of grassland
22 acres of arable
39 acres of woodland

PROPERTY INFORMATION

Postcode: SO32 3QY

What3words: ///unframed.lunged.tadpole

Services: Mains electricity and private water, oil central heating and private drainage.

Tenure: Freehold with vacant possession upon completion.

Local Authority: East Hampshire District Council: 01730 266551

Council Tax: House: H, The Lodge: E, The Gate House: E, The Close: E, 1 Stokewood Cottage: D, 2 Stokewood Cottage: D

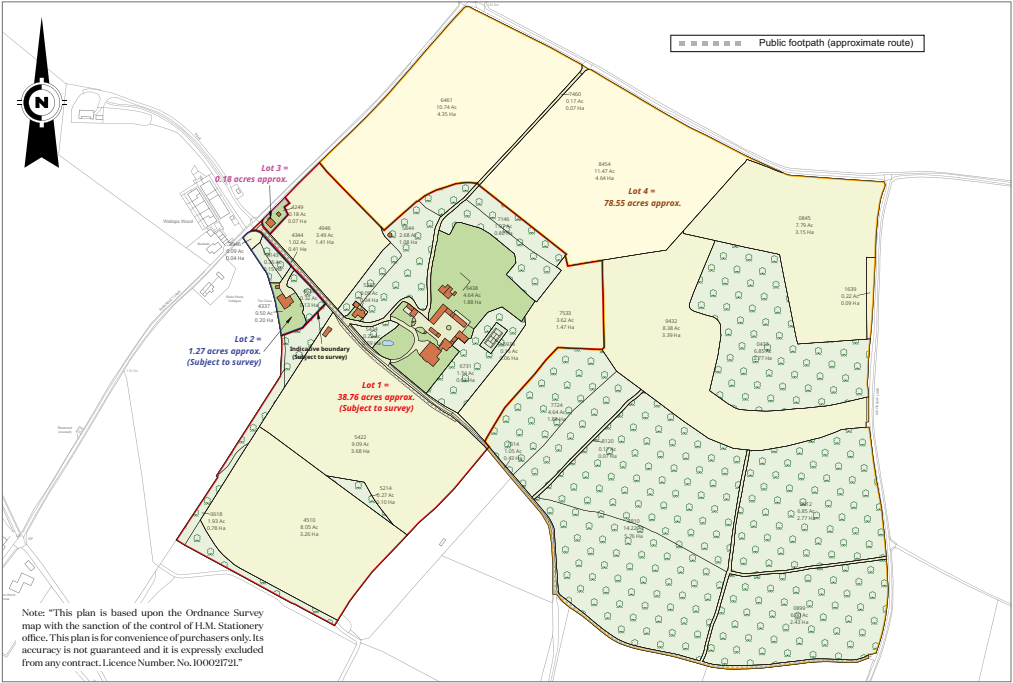
EPC Ratings	
House: D	The Close: E
The Lodge: F	1 Stokewood Cottage: E
Gate Lodge: E	2 Stokewood Cottage: E

Method of sale: The property is offered for sale freehold as a whole or in lots with vacant possession by private treaty.

Tenancy agreements
The Lodge: AST
Gate Lodge: AST
The Close: AST
Two Semi-detached cottages: one AST, one vacant

The properties with AST’s that have been served notice and will be vacant from September 1st

The agricultural land is let on an annual contract farming agreement.



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