



Stream Manor, Standford, Headley, Hampshire


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A superb period country house of **outstanding character** with a charming detached single storey cottage, swimming pool and tennis court, all set in picturesque secluded grounds of over 11 acres, adjoining the River Wey in prime Hampshire countryside.

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## Summary of accommodation

### Stream Manor

Entrance hallway | Cloakroom | Drawing room | Dining room  
Kitchen with family/breakfast room | Utility room

Principal bedroom suite with dressing room and en suite bathroom  
Guest suite with en suite bathroom | Two further bedrooms  
Family bathroom

Loggia | Sun terrace | Lawns | Substantial formal flower borders  
Swimming pool | Pool house | Tennis court | Large paddocks  
Orchard | Woodland | River frontage

In all about 11.38 acres

### Distances

Liphook 3.5 miles (London Waterloo 65 minutes), Haslemere 7.5 miles (London Waterloo 56 minutes), Farnham 9 miles, Petersfield 11 miles (London Waterloo 67 minutes), Guildford 19 miles, London 49 miles (All distances and times are approximate)



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## Situation

Stream Manor sits in beautiful and historically rich Hampshire countryside, in the highly sought-after hamlet of Standford. Liphook village, which is only 3.5 miles away provides excellent local shopping facilities for day-to-day needs with a large supermarket, an array of independent shops and a mainline train station which provides frequent services into London Waterloo taking approximately 65 minutes. More comprehensive shopping facilities are available in the towns of Haslemere, Petersfield and Guildford, which are all within easy reach.

The A3 at Liphook provides easy access to the national motorway network, as well as the international airports of Heathrow, Gatwick and Southampton. There is an excellent range of schools in the area, notably Highfield and Brookham at Liphook, St Edmund's and The Royal Junior School at Hindhead, The Royal Senior School at Haslemere, Churcher's College and Bedales at Petersfield, Charterhouse in Godalming and Winchester College.

Sporting facilities in the area are superb and include two golf courses at Liphook and one at Blackmoor, racing at Goodwood, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester. The surrounding countryside provides splendid opportunities for walking, riding and cycling with much of the nearby land being owned by the National Trust.









## Stream Manor

A historic period family home dating back to the 1600s, Stream Manor has been extended, reconfigured and artfully modernised over the years while still maintaining its charming historic character. Stream Manor boasts a wealth of period features, including old beams and wood panelling which add to the charm. The property itself offers exceptional accommodation over two floors with the layout perfectly fitting the needs of the modern family. The spacious dining and drawing rooms are of particular interest, with large open fireplaces, and the formal wood-panelled entrance hallway is complemented with a beautiful old-style bar.











The kitchen/family room is of generous size and is a new addition. There is an existing consent for this area to be substantially enlarged further along the east side of the building should one wish to (Planning reference – BN/10/07918)

Upstairs, the principal bedroom suite has incorporated the fifth bedroom into the suite, with this space being used as a walk-in dressing room.

## Stream Manor Cottage

A real asset to the property, Stream Manor Cottage offers extremely versatile accommodation with a sitting room, kitchen and breakfast room to its heart and a bedroom at either end of this flexible living space. The cottage also features a generously sized separate home office, perfect for home working.

A beautiful courtyard laid out with York-stone paving around a pond, all surrounded by a Japanese-style garden complements the entrance to the cottage.









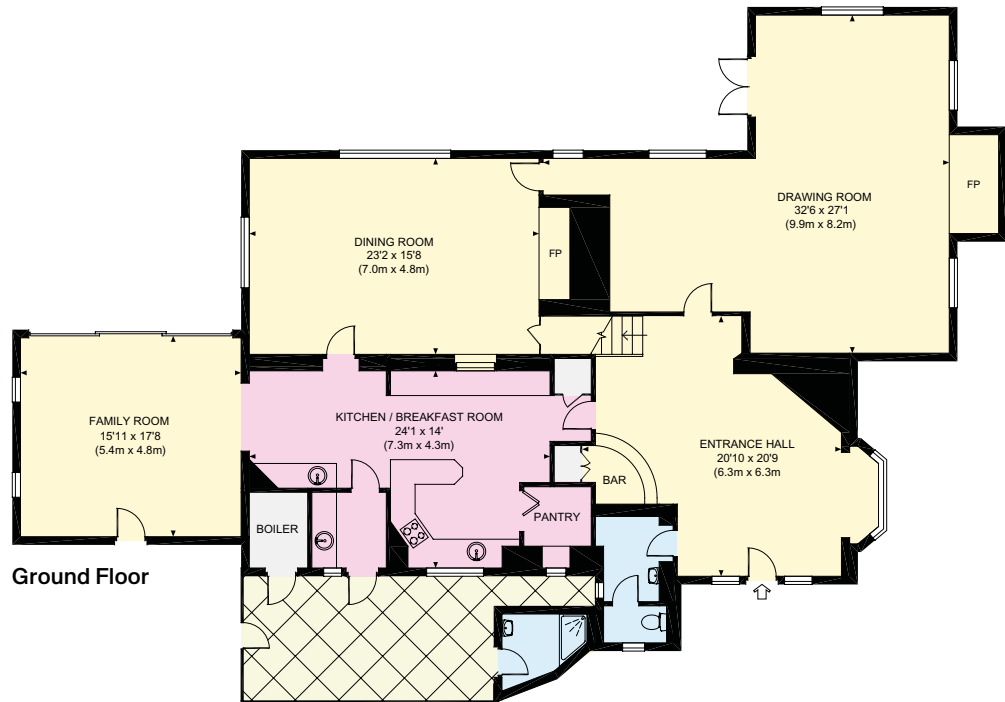
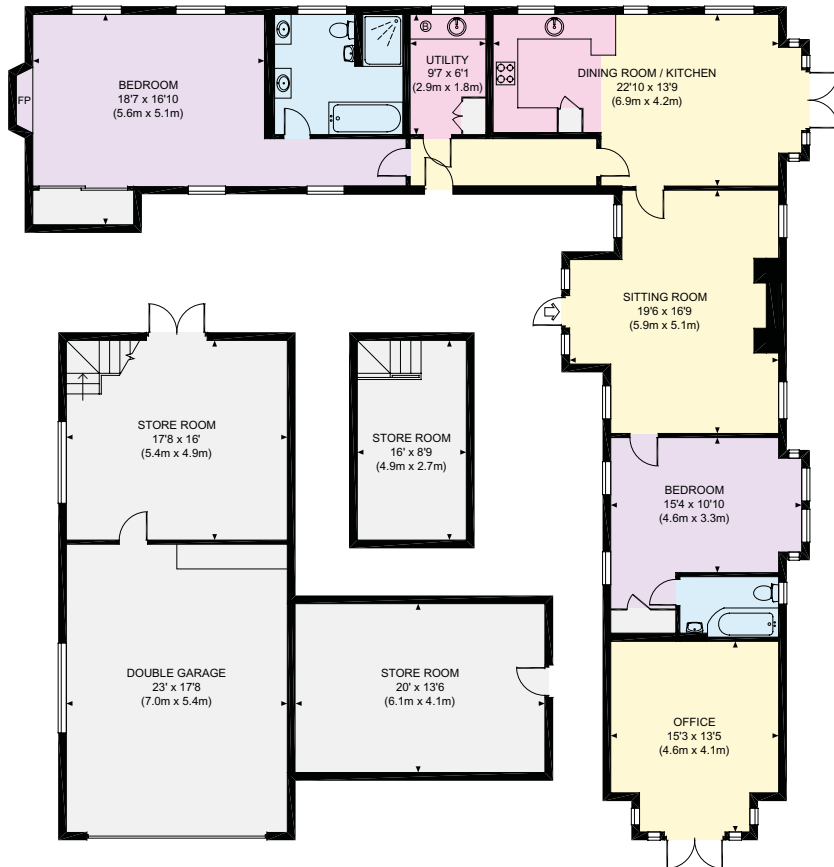
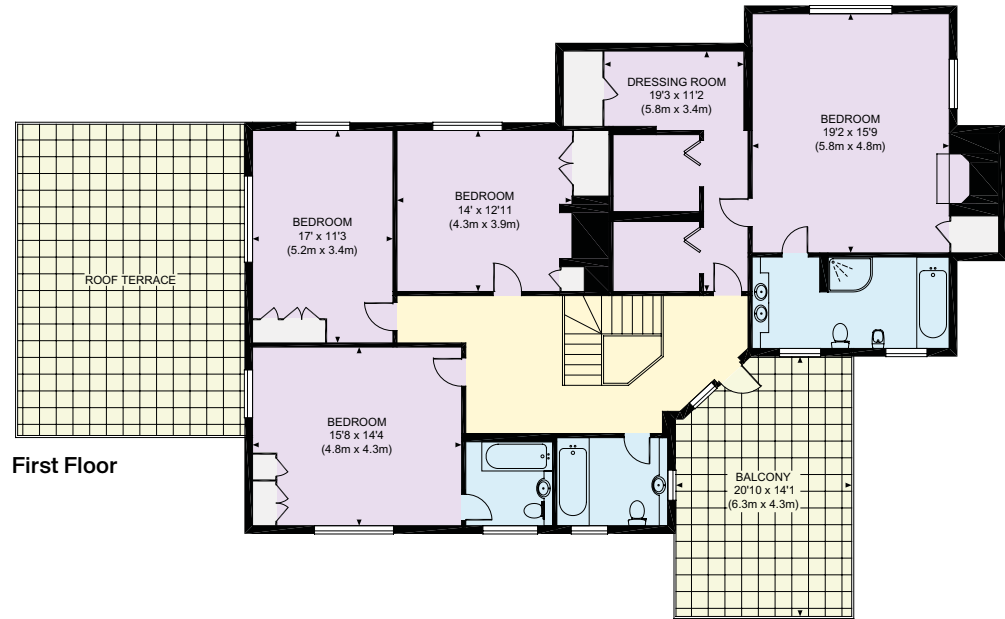
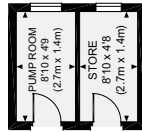
**Approximate Gross Internal Floor Area**

**3969 sq ft / 368.7 sq m**

**Outbuildings: 2754 sq ft / 255.9 sq m**

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.

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







Stream Manor Cottage



Stream Manor Cottage



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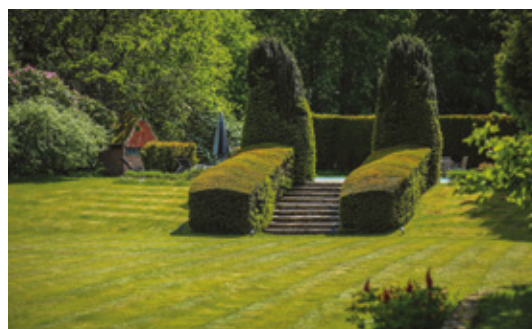
## Outside

Access to the property is via the main entrance off the public road with electric wrought-iron gates and over a private bridge, with the driveway then following the River Wey up to the main house and leading to a turning circle by the cottage and garage building.

The property benefits from a secondary access with large wooden gates onto Mill Chase Road to the west, excellent for a tradesmen's entrance and large equestrian vehicles. The property is tucked away from the public road and offers full privacy.

The gardens and grounds surrounding the house are laid to lawn with large formal flower borders along the walls, ornamental yew hedges and a large number of mature and special specimen trees on the grounds. West of the cottage area is an orchard and a large vegetable garden with a small green house and poly tunnel, backed by large fenced paddocks.

The formal lawns immediately to the rear of the main house lead up to the entertaining area of swimming pool and tennis court which are surrounded by mature trees for exceptional privacy.









## Services

We are advised by our clients that the property benefits from mains water, electricity and gas-fired central heating together with private drainage.

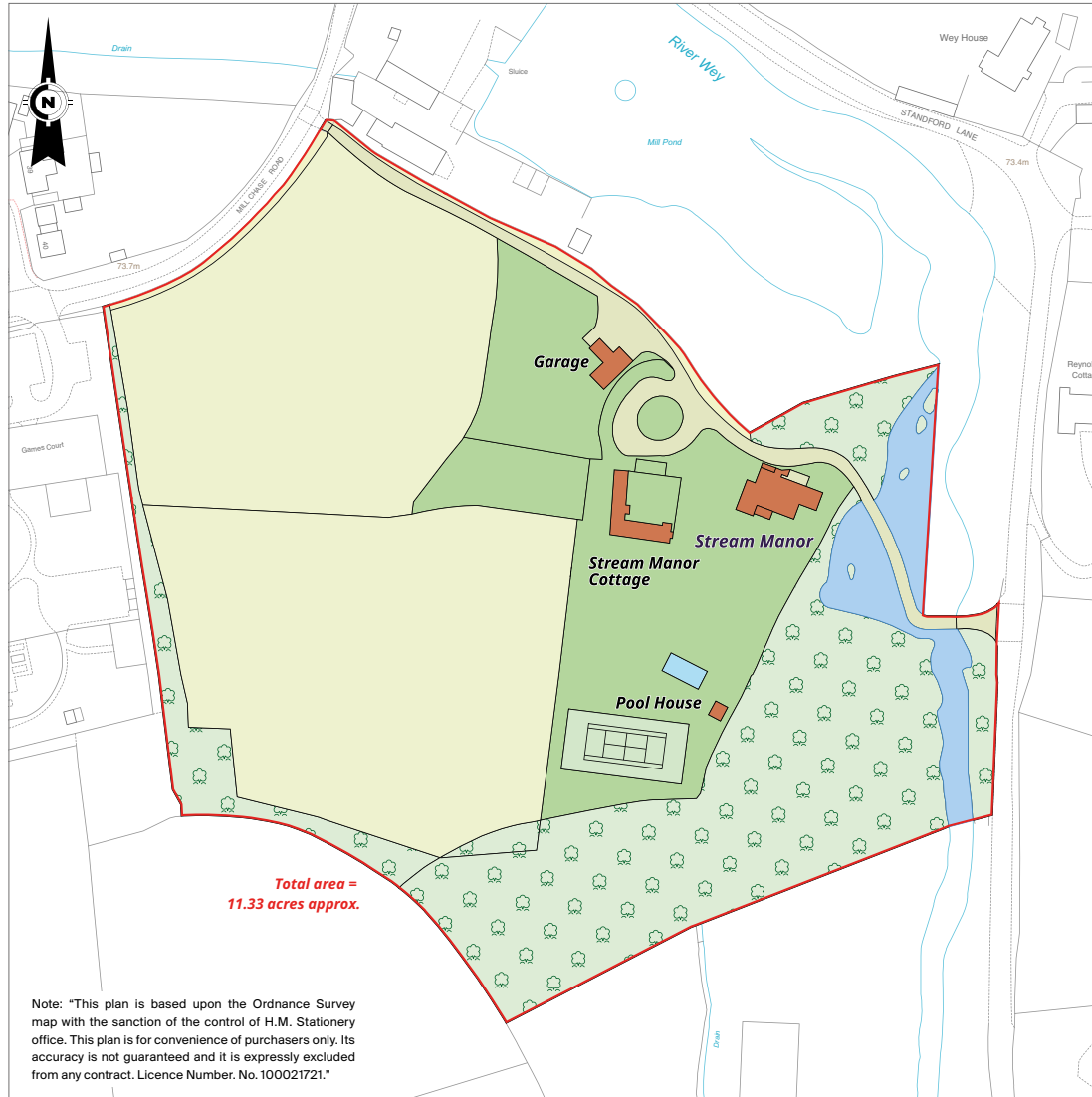
There is gas heating for the swimming pool as well as mains water for the garage.

## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.







## Viewings

All viewings are strictly by prior appointment with Knight Frank.

## Directions (GU35 8RJ)

From Guildford, proceed south on the A3, continue through the Hindhead tunnel, and after approximately 4 miles, take the left hand exit, signposted to Liphook. At the T-junction, turn left and follow this road into Liphook village and on reaching the first roundabout turn right (third exit) onto the B3004. Follow this road for about 3.3 miles, after which Stream Manor will be found on your left.

**What3Words:** chips.instance.prepped

## Property information

**Tenure:** Freehold

**Local Authority:** East Hampshire District Council: 01730 266 551

**Council Tax:** Stream Manor – Band H, Stream Manor Cottage – Band E

**EPC Rating:** Stream Manor – D, Stream Manor Cottage – E



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.

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