



## BLUEBELL LODGE

Wherwell, Andover, Test Valley, Hampshire, SP11 7AW



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes



# BLUEBELL LODGE

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An exceptional blend of elegance and rural tranquillity—welcome to Bluebell Lodge, an exquisite six-bedroom country estate nestled in 1.79 acres of beautifully landscaped grounds in Wherwell.



# ACCOMMODATION SUMMARY

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Offering over 5,400 sq ft of sophisticated living space, Bluebell Lodge seamlessly combines classic countryside charm with modern luxury. With six generously appointed bedrooms and five stylish bathrooms, this magnificent home is designed for both refined entertaining and relaxed family living. Every detail, from the high-spec kitchen to the indulgent principal suite and the bespoke games room, exudes quality and craftsmanship. Surrounded by rolling countryside, yet within easy reach of local amenities, this is a rare opportunity to acquire a private retreat of remarkable distinction.





# GROUND FLOOR

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Step into a grand reception hall that sets the tone for the refined interiors throughout.





# GROUND FLOOR

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The heart of the home is the newly remodelled kitchen, featuring opulent marble worktops, integrated appliances, underfloor heating, and electric blinds—all complemented by a striking 360° TV feature. The adjoining dining area, recently redecorated, enjoys serene views over the gardens.





















# GROUND FLOOR

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A separate guest bedroom boasts its own en-suite and a private hot tub, perfect for visitors.





# GROUND FLOOR

Three further double bedrooms, a stylish family bathroom, and a home office—complete with electric blinds and a cooling fan—provide versatile accommodation to suit family life or remote work.













# FIRST FLOOR

The expansive principal suite extends over 21 feet and includes a private balcony overlooking the gardens, a luxurious dressing room, and a spa-style bathroom with a sunken Jacuzzi bath.









# FIRST FLOOR

Ideal for entertaining or relaxation, the impressive 28 ft games room includes a bespoke bar, a pool and snooker table, and links to an additional double bedroom with its own shower room—ideal as a guest annex or teenager's retreat.





# OUTSIDE

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Approached via secure, double electric gates and a secondary gated entrance, Bluebell Lodge enjoys total privacy along a sweeping private lane. The 1.79-acre grounds are a masterpiece of landscape design, including formal gardens, managed woodland, and a picturesque pond. An advanced irrigation system, underground lighting, and a handcrafted wooden pavilion create an enchanting outdoor setting. Additional amenities include a triple carport, stable block with groom's quarters, a Victorian-style greenhouse, and a selection of well-maintained outbuildings—perfect for equestrian or horticultural pursuits.









# ANNEX

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The property benefits from a well-appointed annex, ideal for guest accommodation or multi-generational living. It comprises a spacious living room, a fully equipped kitchen, a generous double bedroom, and a modern bathroom. The annex offers privacy and comfort, with access to a tack room and the main outbuilding area, blending seamlessly with the property's luxurious rural charm.





# LOCATION

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Nestled in the heart of the picturesque Test Valley, Bluebell Lodge in Wherwell offers an idyllic blend of rural charm and modern convenience. This quintessential English village is renowned for its thatched cottages, ancient woodlands, and the gentle flow of the River Test—a haven for fly-fishing enthusiasts and nature lovers alike. Residents can enjoy leisurely walks along the Wherwell-Chilbolton Trail, explore the nearby Harewood Forest, or partake in world-class chalk stream fishing on the Wherwell Estate.

Families are well-served by the local educational offerings. Wherwell Primary School, situated just 0.6 miles away, boasts a strong sense of community and a curriculum enriched with outdoor learning opportunities. For older students, reputable secondary schools such as Winton Community Academy and John Hanson Community School are within a 5-mile radius, providing comprehensive education options.

Despite its serene setting, Wherwell maintains excellent transport links. The A303 is easily accessible, facilitating swift road connections to London and the South West. Andover railway station, approximately 4 miles from the property, offers direct train services to London Waterloo, making it ideal for commuters seeking a peaceful retreat without sacrificing accessibility.

Living in Wherwell means embracing a lifestyle where community spirit thrives amidst natural beauty. The village's rich history, coupled with its vibrant local events and proximity to essential amenities, makes it a truly enchanting place to call home.

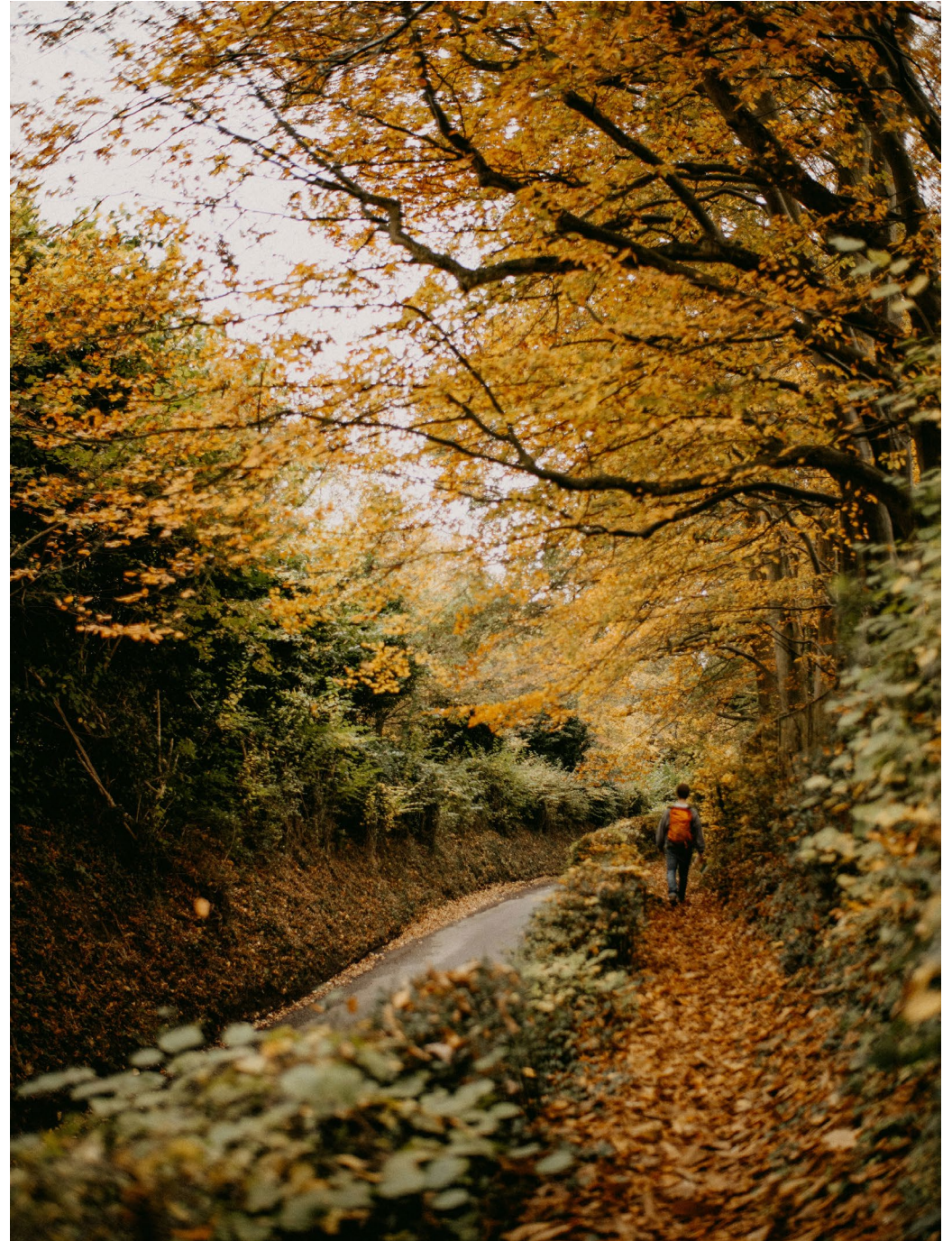


Photo credit: Photo by Annie Spratt on Unsplash



# GENERAL INFORMATION

## SERVICES:

Oil Fired Heating, Private Well Water Supply (no water charges) & Mains Electricity. Updated Private Drainage System (Septic Tank)

## SPECIAL NOTES:

Rights and Easements: Right of way granted to a private club at the main gate - Protected Forest on the Grounds providing Natural Shelter.

## TENURE:

Freehold

## LOCAL AUTHORITY & TAX BAND:

Test Valley Borough Council and Council Tax Band: G

## VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Damion Merry, 07369 211 735, damionmerry@luxurypropertypartners.co.uk

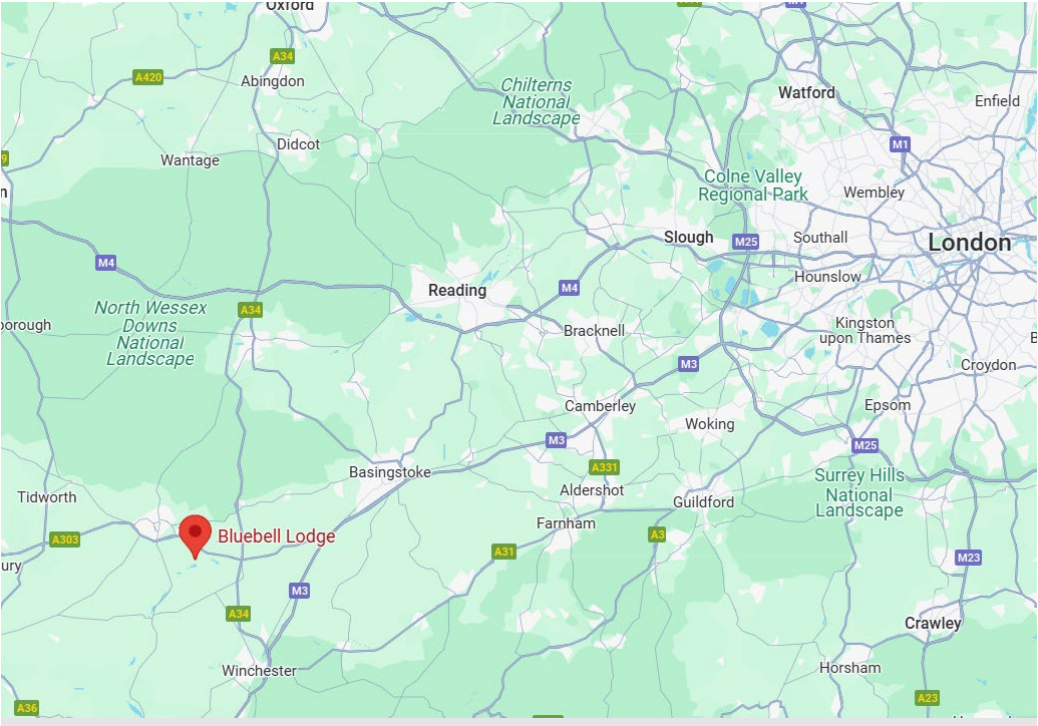
## AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## BULLET POINTS:

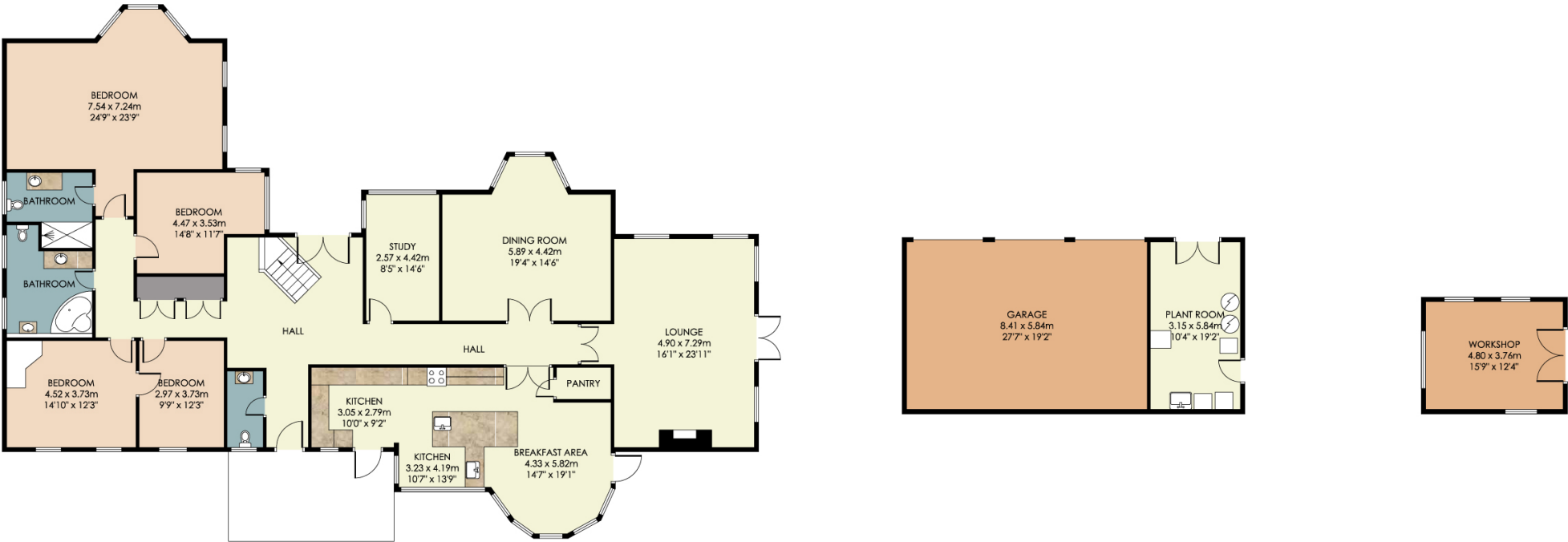
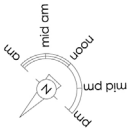
- Stunning Six Bedroom Country Estate
- Over 5,400 sq ft of Luxurious Living Space
- Impressive Open-Plan Kitchen & Dining Area
- 1.79 Acres of Beautifully Landscaped Ground
- Exceptional Outdoor Amenities
- Secure and Private Setting
- Highly Desirable Village Location
- Excellent Transport Links & Schools
- Freehold
- EPC: C | Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# GROUND FLOOR



GROUND FLOOR

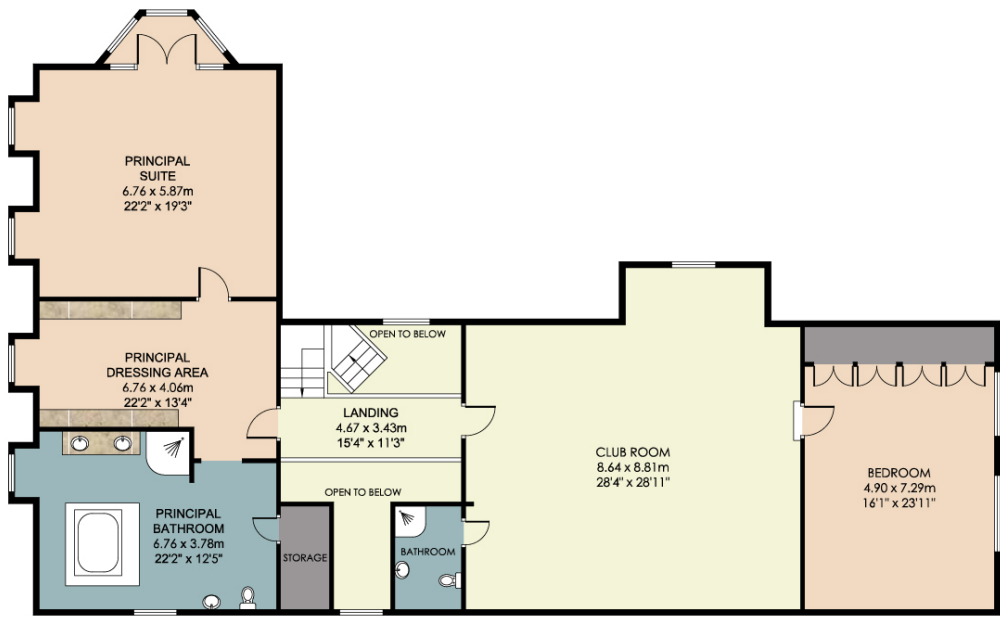
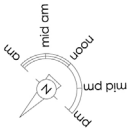
APPROXIMATE GROSS INTERNAL AREA: 5407 sq ft, 503m<sup>2</sup>  
OPEN TO BELOW/ LOW CEILINGS : 556 sq ft, 52m<sup>2</sup>  
OUTBUILDINGS/CARPORT : 1478 sq ft, 137m<sup>2</sup>

TOTAL AREA: 7441 sq ft, 692m<sup>2</sup>

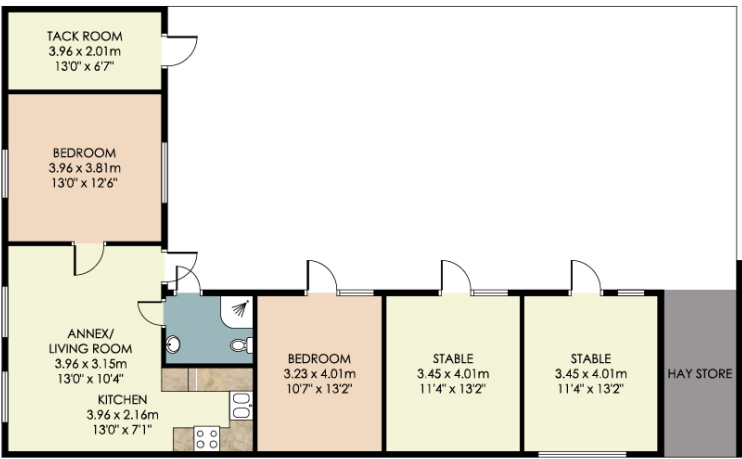
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



# FIRST FLOOR



FIRST FLOOR



OUTBUILDING

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#### Important Notice

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