



# 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.

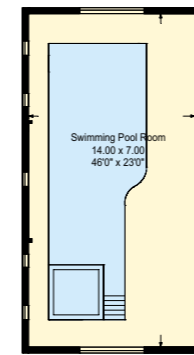
Communications to London are excellent with the A3 at Petersfield (3.7 miles) and railway links to London. There are a number of schools in the area; Bedales, Churcher's College, Highfield School in Liphook. Winchester has Princes' Mead, St Swithun's School for Girls, Winchester College, the Pilgrims 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.



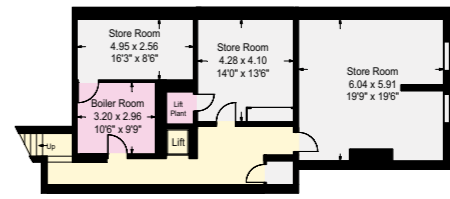
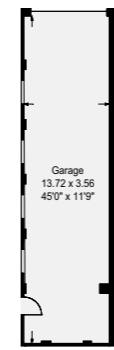
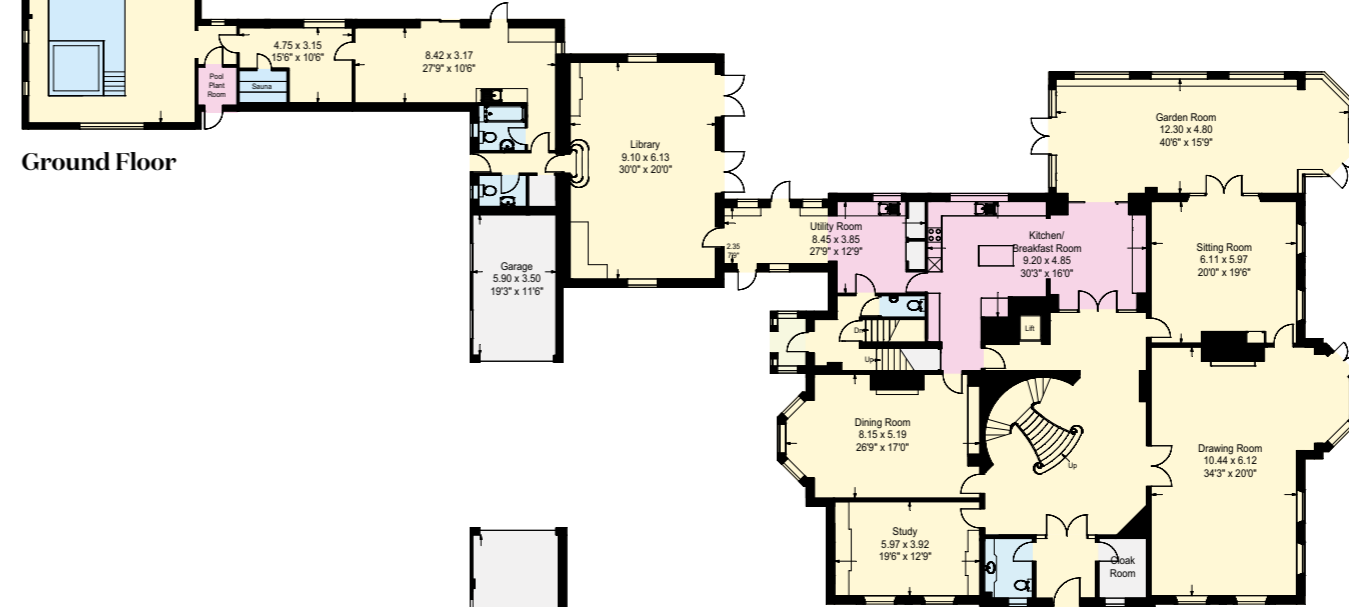
## STOKEWOOD PARK HOUSE

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.

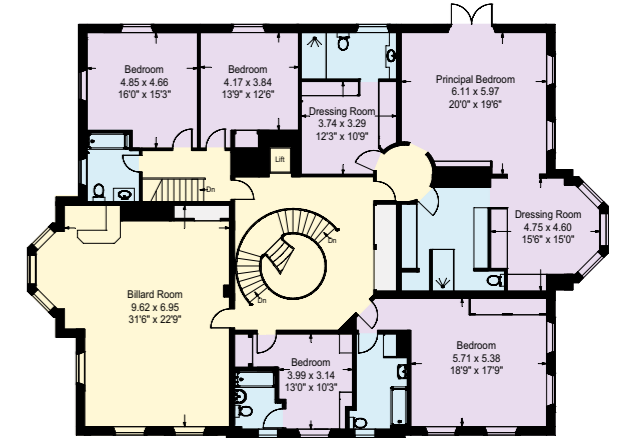




Ground Floor



Basement



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Swimming Pool & Spas
- Equestrian Stables

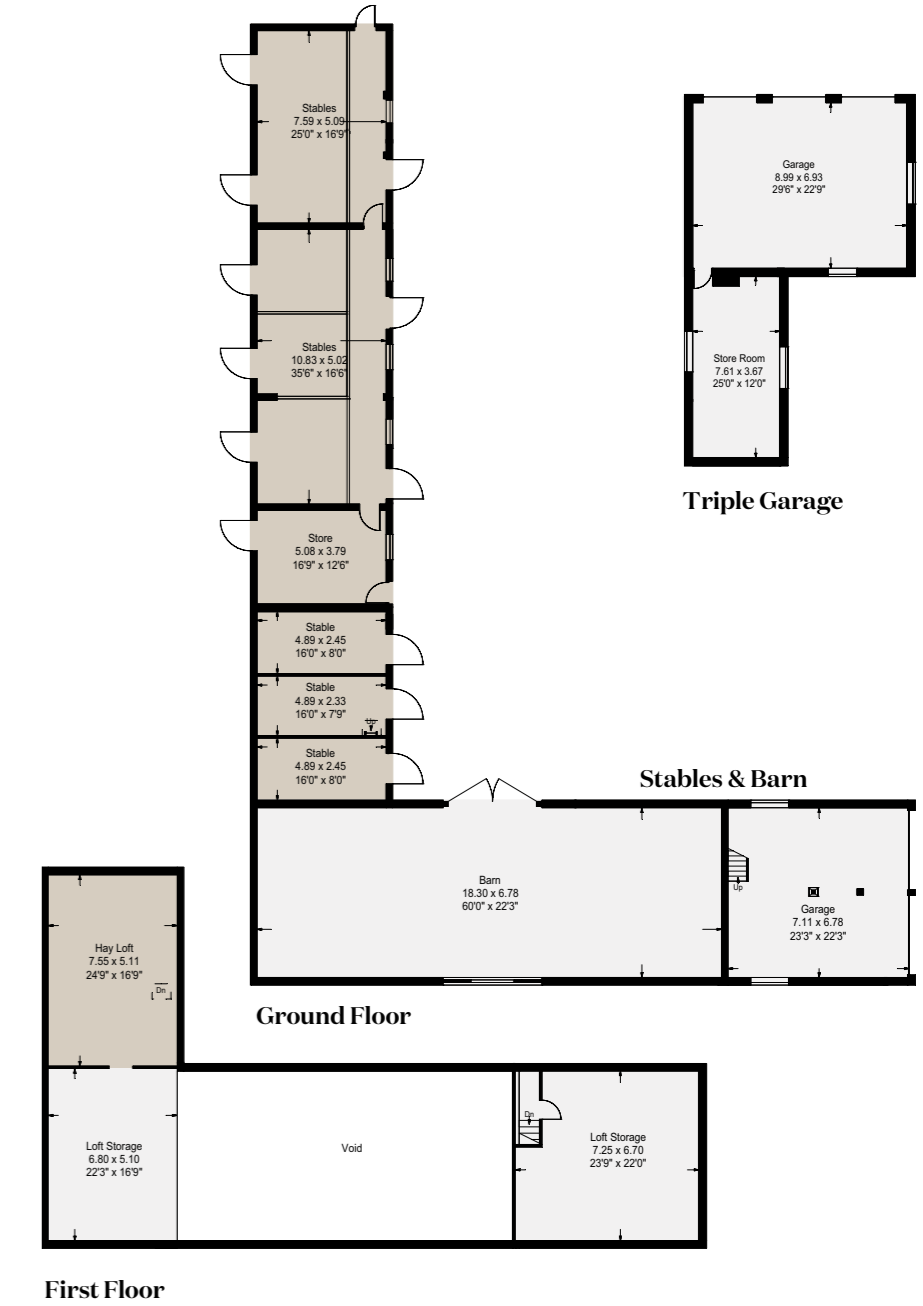


Approximate Gross Internal Area  
House: 1073sq.m. or 11550sq.ft.  
Garage: 71sq.m. or 764sq.ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# OUTBUILDINGS

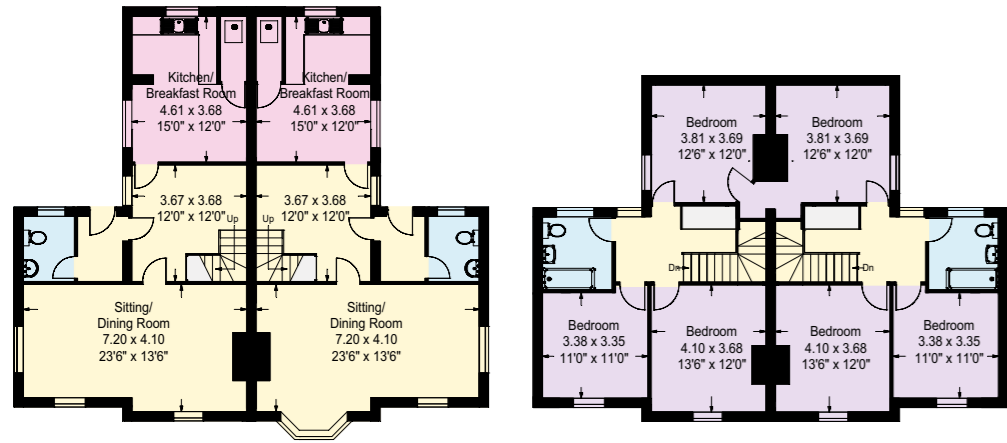
Situated to the north of the house and with a separate access from the main drive, is the courtyard of outbuildings. There is a large flint barn with a slate roof with a double garage at one end. Connected to this is a run of stables. To the other side of the courtyard is a triple garage and garden store.



Approximate Gross Internal Area  
 Stables & Barn: 441sq.m. or 4747sq.ft.  
 Triple Garage: 92sq.m. or 990sq.ft.

# 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.

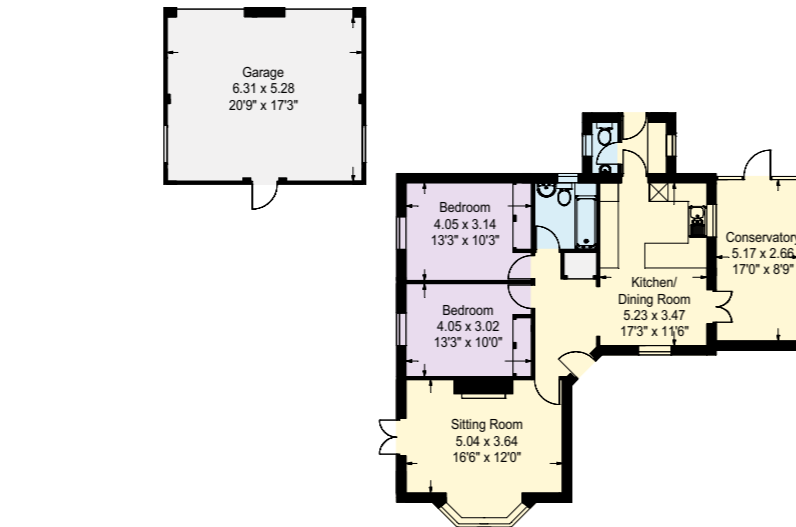


**Ground Floor**  
Approximate Gross Internal Area  
Semi detached Cottages: 256sq.m. or 2756sq.ft.

**First Floor**

# LOT 1 – THE GATE LODGE

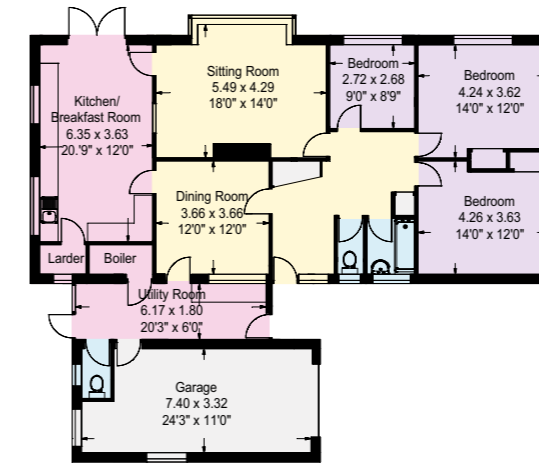
The two bedroom Lodge is by the main wrought iron gates on the driveway.



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

# LOT 2 – THE CLOSE

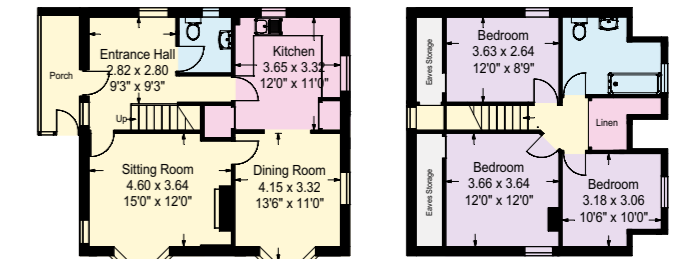
Accessed off the beginning of the main driveway this three bedroom bungalow is well presented with lovely views, and has a large well protected garden and far-reaching views.



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

# LOT 3 – THE LODGE

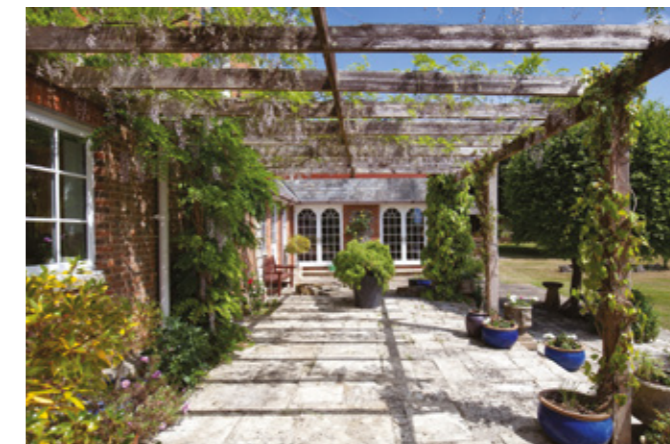
Hall | Sitting room | Dining room | Kitchen | WC | Three bedrooms | Bathroom  
Grass field of 3.69 acres



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: Winchester City Council

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.

Easements, wayleaves and rights of way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is one footpath that crosses the property.

Viewings: Strictly by appointment with the selling agent, Knight Frank.



Sporting, timber and mineral rights: The sporting, timber and mineral rights as far as they are owned, are included in the freehold sale.

### Guide prices

Lot 1 – £4,750,000

Lot 2 – £750,000

Lot 3 – £850,000

Lot 4 – £675,000

Total – £6,975,000, for the whole

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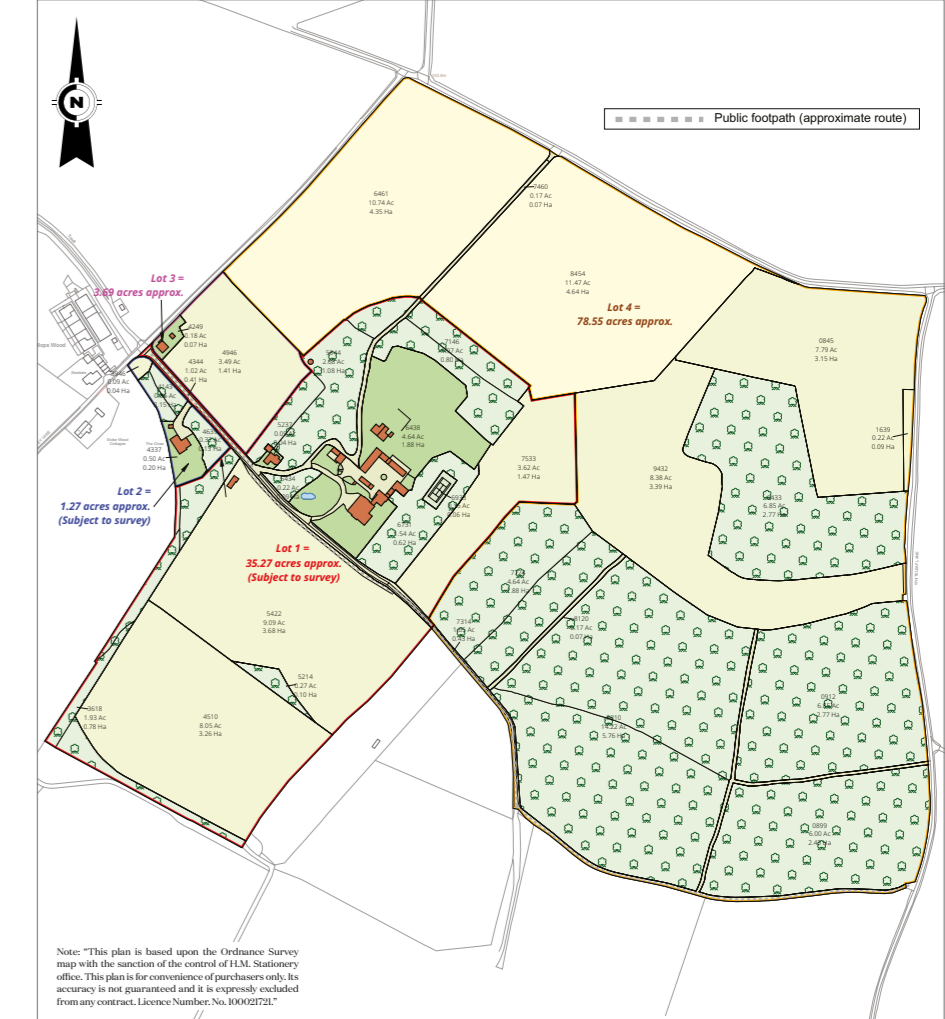
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