



DOYLEY MANOR

Hurstbourne Tarrant, Andover, Hampshire



A CAPTIVATING COUNTRY HOUSE

Summary of accommodation

Main House

Ground Floor: Outer hall | Reception hall | Drawing room | Dining room | Morning room | Library | Study | Kitchen | Breakfast room | Pantry | Cloakroom

First Floor: Principal bedroom with en suite bathroom and dressing room/bedroom seven | Two guest bedrooms with adjoining bathrooms
Two further bedrooms | Family bathroom

Second Floor: Living room/playroom | Kitchen/bedroom eight | Bedroom with adjoining bathroom and dressing room | Bathroom

Lower Ground Floor: Laundry room | Wine cellar | Boot/gun room | Store rooms | Plant room | WC

Secondary Accommodation

Two self-contained two bedroom flats, situated over the double garages

Outbuildings

Two double garages | Summerhouse | Outbuilding with log stores and generator room

Grounds and Gardens

Tennis court | Extending to just under 10 acres

Approved Planning (No: 24/01443/FULLN): Erection of extension to provide extended kitchen/breakfast room, playroom, indoor swimming pool, associated changing rooms and plant room, and external terrace; conversion of double garage to provide habitable accommodation to remain ancillary to main dwelling; two new outbuilding structures linked to existing garage block featuring car ports and storage

Distances: Andover 5.8 miles (trains to London Waterloo from 1hr 4 mins), A303 (leading to M3) 7 miles
Newbury 11 miles (trains to London Paddington from 50 mins), M4 (Junction 13) 14 miles, Marlborough 18.8 miles
Winchester 22 miles, Basingstoke 27 miles, Heathrow 56 miles (All distances and times are approximate)



DOYLEY MANOR

Doyley Manor, believed to have been constructed in 1916, is an exquisite country house built from dressed Bath stone with stone mullion windows. The Manor features a partially castellated and tiled roof. Tucked away from the lane, the property is accessed via a long, sweeping driveway flanked by mature trees, ornamental ponds, and beautiful stone sea horses.

The driveway extends through the grounds to a parking area in front of the north elevation. Alternatively, there is an additional driveway to the rear of the property which is accessed from the A343. The house is entered via stone steps and a pair of studded oak doors, topped with a coat of arms and porch light.

Internally, Doyley Manor boasts a wealth of period features, including restored oak and pine panelling, carved fireplaces, and display alcoves. The reception hall impresses with its grand panelling and majestic staircase, leading to elegant and well proportioned reception rooms with high ceilings. The splendid galleried landing area features extensive panelling and a large window, allowing light to cascade through both levels.

The first floor offers five to six bedrooms, while the upper floor provides two additional bedrooms, complete with a living room/studio, and bathroom.

OUTSIDE

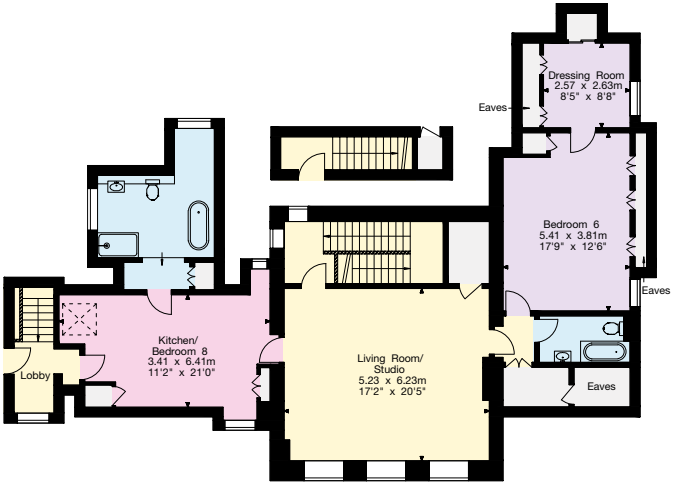
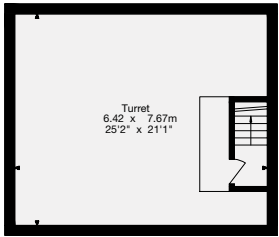
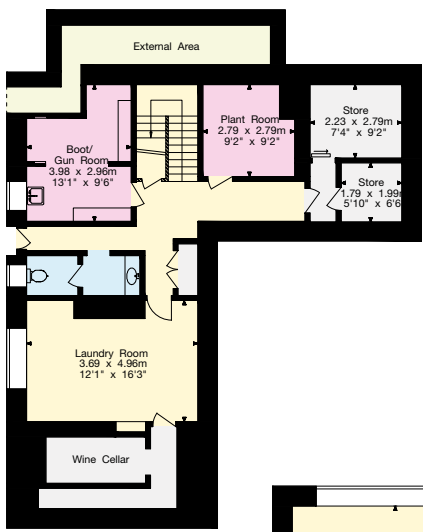
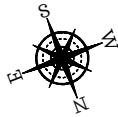
In addition to the parking area opposite the front door, further parking is available both in front of the garage block and also by the entrance to the basement, beyond which there are several outbuildings. These include a workshop, log store, and generator room. Two oil tanks are discreetly concealed behind wicker fencing.

Within this area, planning permission has been granted to extend the kitchen and breakfast room at ground floor level with an indoor pool complex below (please refer to the planning section at the rear of this brochure).

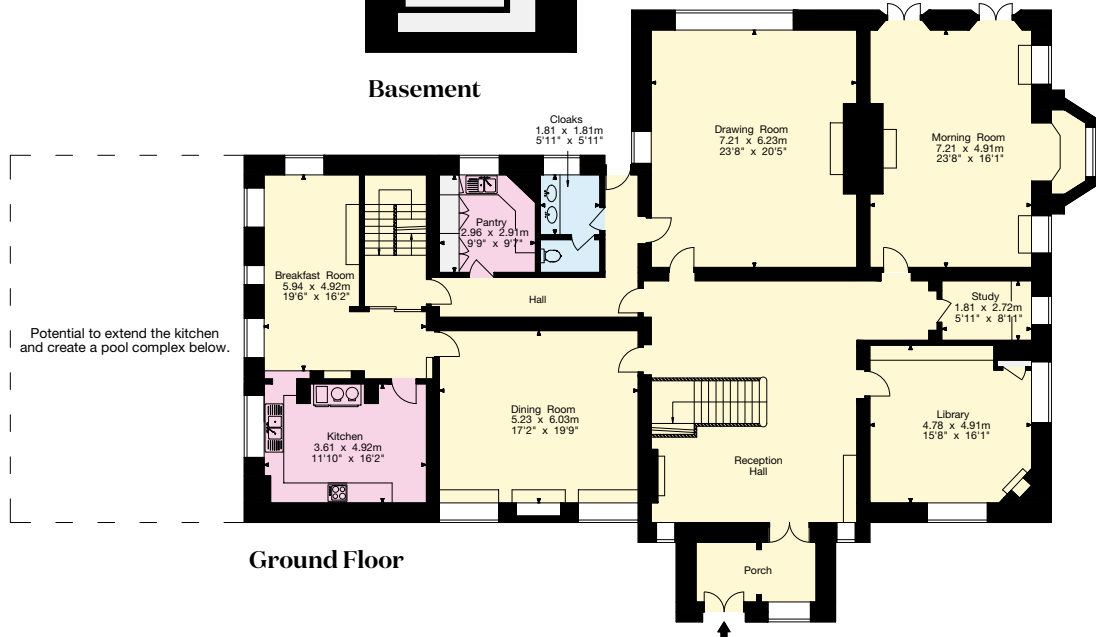




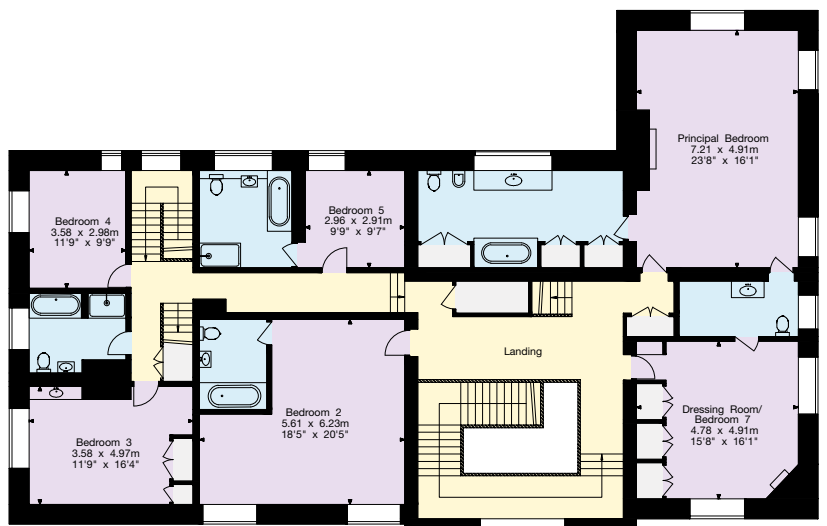
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area
Main House = 828 sq m / 8,912 sq 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.





GARDENS AND GROUNDS

The mature and expansive grounds of Doyley Manor are meticulously maintained and include terraced lawns that slope gently southward, surrounded by mature woodland which affords great privacy. On the south side of the house there is a wide terrace with balustrading (accessible from the morning room) features steps leading down to a gravel path. The lower lawn, previously used as a grass tennis court, is equally suited for croquet.

The grounds are home to a variety of established trees and hedges, much of which is deer-fenced. To the east is a timber summer pavilion with internal pine panelling and a charming stone pillared veranda.

Behind the garage block is an orchard with various fruit trees including apple, pear, and cherry. To the west lies a hard tennis court, and to the southwest of the drive is a paddock interspersed with mature trees. In total, the grounds extend to just under ten acres.



Summerhouse



SITUATION

Doyley Manor enjoys a wonderfully private location, surrounded by the Faccombe Estate, approximately 0.75 miles north of the village of Hurstbourne Tarrant. The Manor offers picturesque views over its gardens, protected by woodland and paddocks.

Hurstbourne Tarrant is an attractive village with predominantly period properties, situated in the beautiful Bourne Valley within the Wessex Downs Area of Outstanding Natural Beauty. The village provides basic amenities, including a community shop/post office, church, public house, primary school, and village hall.

More extensive amenities are available in Whitchurch, Andover and Newbury, with good railway connections from Andover/Whitchurch to London Waterloo and Newbury to Paddington. The Elizabeth Line at Reading reaches Paddington in approximately 23 minutes.

Road communications are excellent, with access to the A34 and A303, linking to the national road network. Nearby well regarded schools include Thorngrove, Cheam, Farleigh, St. Gabriel’s, Marlborough College, Bradfield College, Downe House and Radley College.

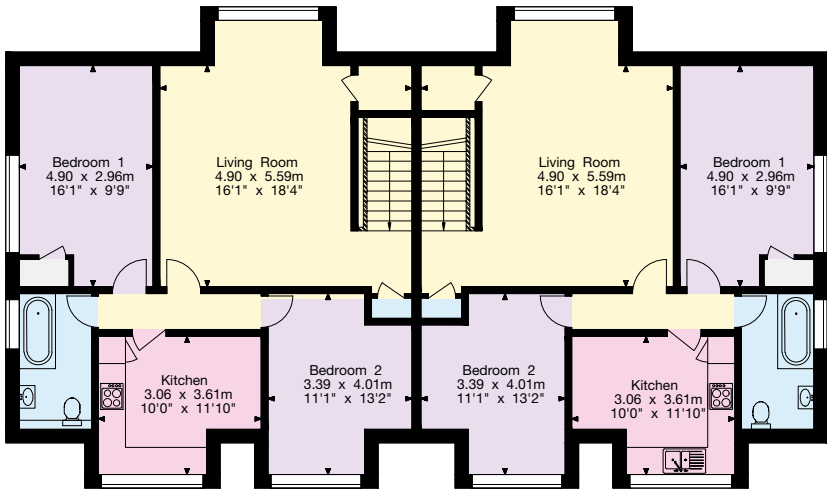
Local sporting and recreational facilities are abundant including racing at Salisbury and Newbury, golf at Newbury, Andover and Basingstoke, as well as excellent opportunities for chalk stream fishing on the Anton or the Test. The surrounding countryside also offers superb walking and riding opportunities.

GARAGE BLOCK WITH TWO FLATS

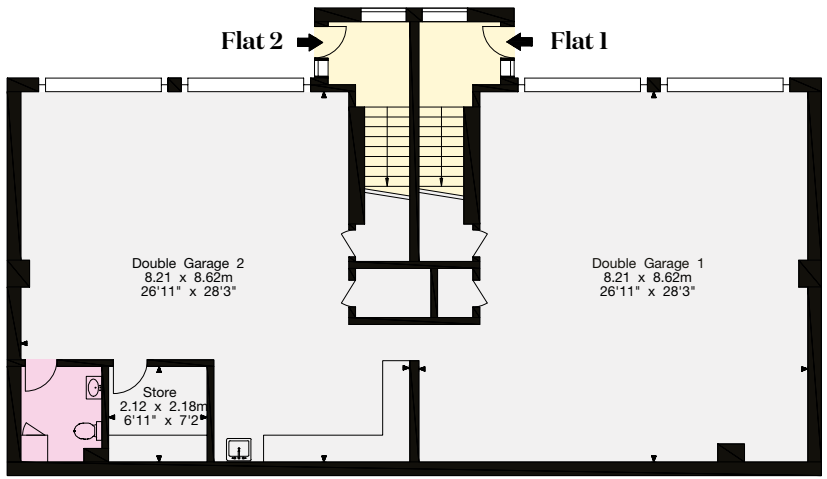
Screened from the main house and situated to the east, the garage block can be accessed from the main drive or via the back drive. Built around 1984 with brick elevations under a tiled roof, the ground floor includes two double garages with up-and-over doors. One garage houses a store, washroom, boiler room, and gardener’s WC. The first floor comprises two self-contained flats, each with its own entrance and featuring a sitting room, kitchen, two bedrooms, and a bathroom.



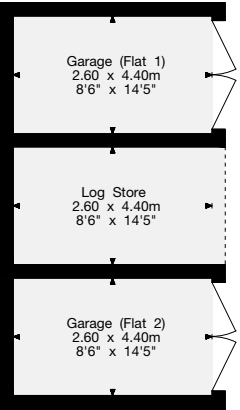
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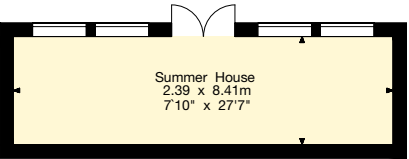
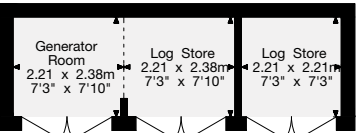
Flat 1 and Flat 2
First Floor



Ground Floor



Garage/Store



Outbuildings

Approximate Gross Internal Area
Flat 1 = 82 sq m / 882 sq ft
Flat 2 = 82 sq m / 882 sq ft
Double Garages = 136 sq m / 1,463 sq ft
Garage/Store = 36 sq m / 387 sq ft

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PROPERTY INFORMATION

Directions: From London head westbound on the M4 and exit at Junction 13 (Chieveley Services). Follow A34 south towards Winchester for about 7 miles and then exit A34 following signs to Highclere on A343. Continue along this road for about 7 miles through the village of Highclere. On reaching Hurstbourne Tarrant you will see a garage on your left-hand side. Turn right opposite this signed Faccombe and Linkenholt. After about half a mile, turn right signed Doyley Manor Farm, continue past the farm buildings, then bear left in front of the grass triangle up the drive to the house.

What3words: ///nagging.friends.bins

Postcode: SP11 0DW

Tenure: Freehold

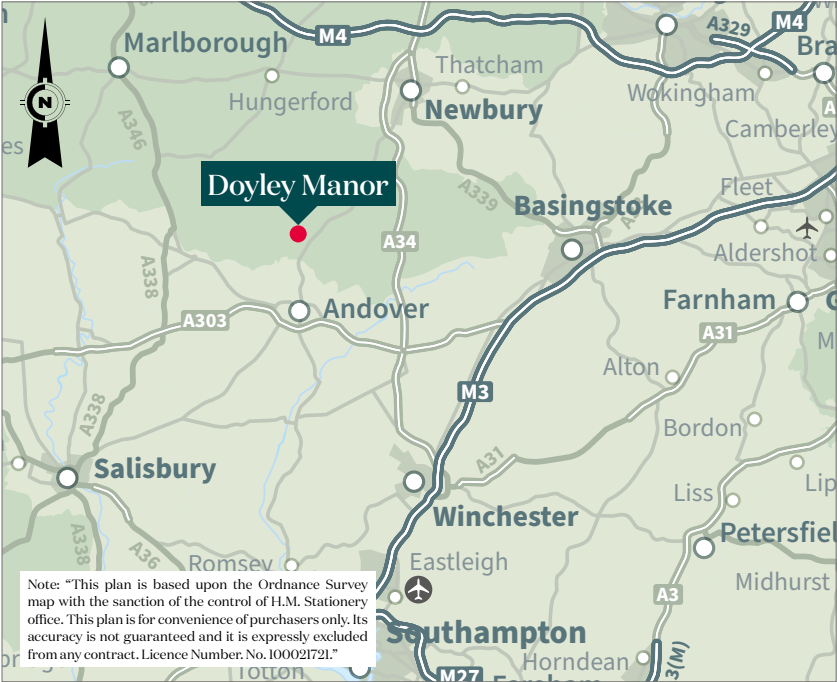
Services: Mains water and electricity. Oil fired heating. Private drainage.

Local Authority: Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, Hampshire, SP10 3AJ. Tel : 01264 368000

Council Tax: Doyley Manor – Band H
Garage Flats 1 & 2 – Band C

EPC: Doyley Manor – F
Garage Flats 1 & 2 – E

Viewings: Strictly by appointment with Knight Frank.



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