



Private & Confidential
Keepers Farm House, Ampert, Hampshire





A substantial country house set in 15.68 acres on the edge of this peaceful beautiful hamlet.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Dining room | Billiards room | Garden room | Office
Kitchen/breakfast room | Utility room | Larder | Boot room | Cloakroom | Cellar
Lift (to cellar, ground and first floors)

First Floor: Principal bedroom with en suite bathroom and balcony
Two en suite bedrooms (one with balcony) | Further bedroom | Further bathroom

Clock House: Three car lock up garage with one bedroom flat over (sitting room, kitchen, bedroom,
bathroom)

Five under cover garage spaces | Two garages in the ex-game larder unit | Greenhouse | Stores
Courtyard garden | Lanscaped garden | Woodland | Pasture | Paddocks

In all approximately 15.68 acres

Distances

Grateley 1.6 miles, (London Waterloo from 75 minutes), Farliegh School 3.1 miles

Andover 5 miles (London Waterloo from 69 minutes), A303 10 miles, Southampton Airport 33 miles

(All distances and times are approximate)



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Location

Keepers Farm House is set outside the picturesque village of Ampport, with its large informal green, a popular primary school, The Hawk Inn and an early 14th century church. The village is located on a pretty chalk stream, the Pill Hill Brook, a carrier of the River Anton, which in turn discharges into the River Test. Ampport is one a series of charming villages to the south of Andover and has the benefit of a village shop in the neighbouring village of Abbots Ann.

With regard to schooling, there is the village school and a further primary school in the neighbouring village of Abbots Ann. Prep schools such as Farleigh School, Pilgrims, Cheam and Horris Hill are all easily accessible. Winchester College, Marlborough College, Radley College and Downe House are all within an easy reach as are Godolphin and Chafyn Grove School in Salisbury.

The nearest shopping centre is found in Andover which has a wide variety of supermarkets, a cinema and offers a frequent rail service to London Waterloo. The Georgian market town of Stockbridge has a wonderful variety of boutique shops, restaurants, pubs, a doctor's surgery, dentist, delicatessen, butchers and a hair salon. Further afield are the Cathedral cities of Winchester and Salisbury.

Road communications are excellent with the A303 being within a few miles giving access to the West Country and to the M3, A34 and the national motorway network. International Airports are within an easy reach, namely Southampton, Bournemouth, and London Heathrow. Direct train services run from Grateley and Andover to London Waterloo, taking from approximately 75 and 70 minutes, respectively.

Fishing can be found on the River Test, the Anton and the Itchen, some of the finest chalk streams in the UK.

Viewings

By prior appointment only with the selling Agent, Knight Frank.

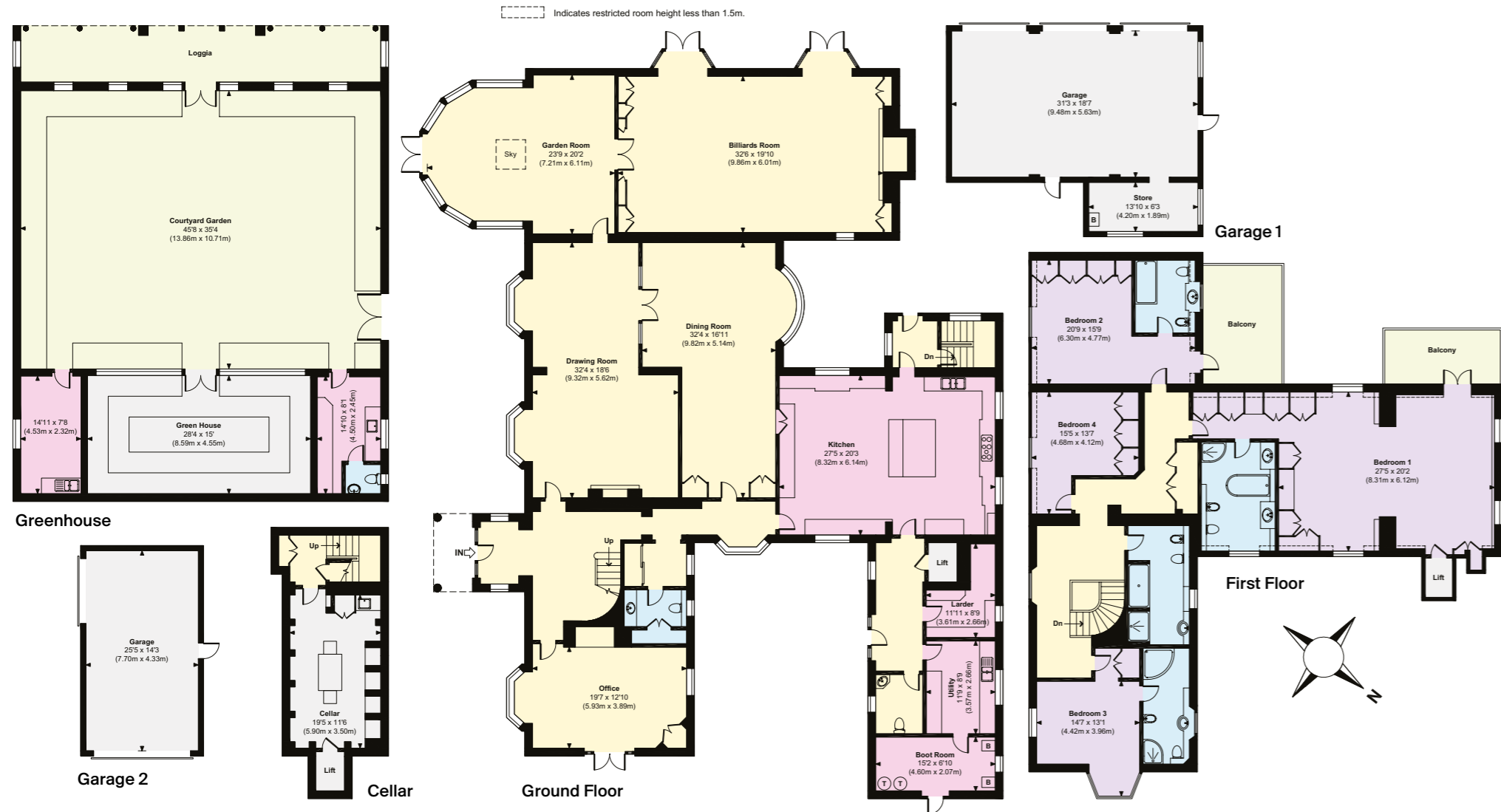




Approximate Gross Internal Floor Area
 Main House = 6529 Sq Ft / 606.60 Sq M
 Garage 1 = 669 Sq Ft / 62.15 Sq M
 Garage 2 = 359 Sq Ft / 33.34 Sq M
 Green House = 716 Sq Ft / 66.53 Sq M
 Total = 8273 Sq Ft / 768.62 Sq M

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





Services

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

Directions

Postcode: SP11 8BJ

What3Words: ///heeding.fewer.launch

Property information

Sporting Rights: All sporting rights on the site are in hand

Tenure: Freehold

Local Authority: Test Valley Borough Council: 01264 368000

Council Tax:

House – Band H

The Clock House – TBC

EPC Ratings:

House – C

The Clock House – E

Guide Price: Offers in excess of £3,250,000



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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