Flagstaff House, Andover, Hampshire, SP11 6LB



Myddelton & Major

We are proud to present

Flagstaff House

Andover, Hampshire, SP11 6LB

An exceptional property on the edge of Andover standing in lovely grounds of approximately 6.25 acres with a rural outlook. Summer House. Excellent outbuilding.

Potential for further residential development subject to planning permission.

- Test Valley Area
- Unique design detached property
- Kitchen/breakfast room
- Three Reception rooms
- Three/Four Bedrooms in total
- Six bay garage, Office, Barn & Store
- Double garage
- Summer House
- Attractive mature gardens
- Additional land of 5.2 acres
- Total plot size 6.25 acres

Myddelton & Major



The Property

A beautifully constructed detached home featuring attractive brick and oak-clad elevations beneath a tiled roof. Offering spacious, light-filled accommodation, the property has been thoughtfully designed to provide versatile living space finished to an exceptional standard throughout.

At the heart of the home is an impressive kitchen/breakfast room, appointed with elegant Shaker-style cabinetry, generous work surfaces and ample space for informal dining and entertaining. This superb family space is complemented by a practical utility room and separate pantry.

The dining room enjoys delightful views across the rear garden, creating a wonderful setting for both everyday family meals and formal entertaining. The bright and inviting drawing room features French doors opening directly onto the terrace, while an impressive limestone gas fireplace provides a striking focal point, beautifully contrasting with the vaulted ceiling and enhancing the sense of grandeur and space.

The ground floor also benefits from a generously proportioned study and a well-appointed cloakroom. An elegant staircase rises to a galleried landing, adding to the home's sense of style and space.

The first floor currently offers three well-proportioned bedrooms. The impressive principal bedroom suite is particularly spacious, complete with a generous dressing room and luxurious en-suite bathroom. The dressing room was originally designed as a fourth bedroom with its own en-suite and could easily be reinstated, providing flexible four-bedroom accommodation if desired. Both the family bathroom and the en-suite are well appointed, fully tiled from floor to ceiling and finished with premium Lefroy Brooks brassware, reflecting the exceptional quality found throughout the home.

The Coach House has six garage bays, an office, barn and storeroom.

Summer House

Garden shed/Store

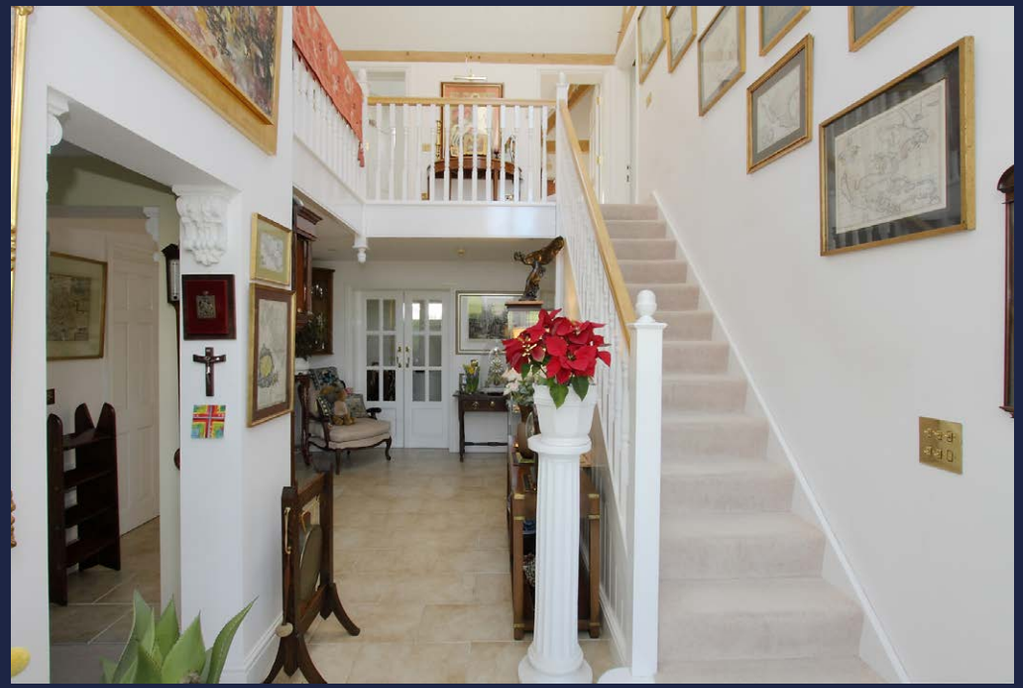
Location & Amenities

Flagstaff House is exceptionally well connected. By road, the A303 provides convenient access to London and the West Country, while the A34 links to Newbury and the Midlands. Both the M3 and M4 motorways are within easy reach. Rail services from Andover station offer fast connections to London Waterloo, while nearby Newbury provides direct services to London Paddington, with journey times of approximately one hour. The nearby market town of Andover offers an excellent range of everyday amenities, including a modern leisure centre, cinema, pubs, cafés, restaurants, supermarkets and independent artisan food shops. The historic cathedral cities of Winchester and Salisbury, both within approximately 20 miles, provide an even wider selection of shopping, cultural and leisure facilities.

The area is particularly well served by a choice of highly regarded schools in both the independent and state sectors. Local independent schools include Farleigh School and Rookwood School, while Winchester is home to The Pilgrims' School, Winchester College, St Swithun's School and Peter Symonds College. Salisbury offers The Godolphin School, together with the well-regarded co-educational Bishop Wordsworth's School and South Wilts Grammar School.











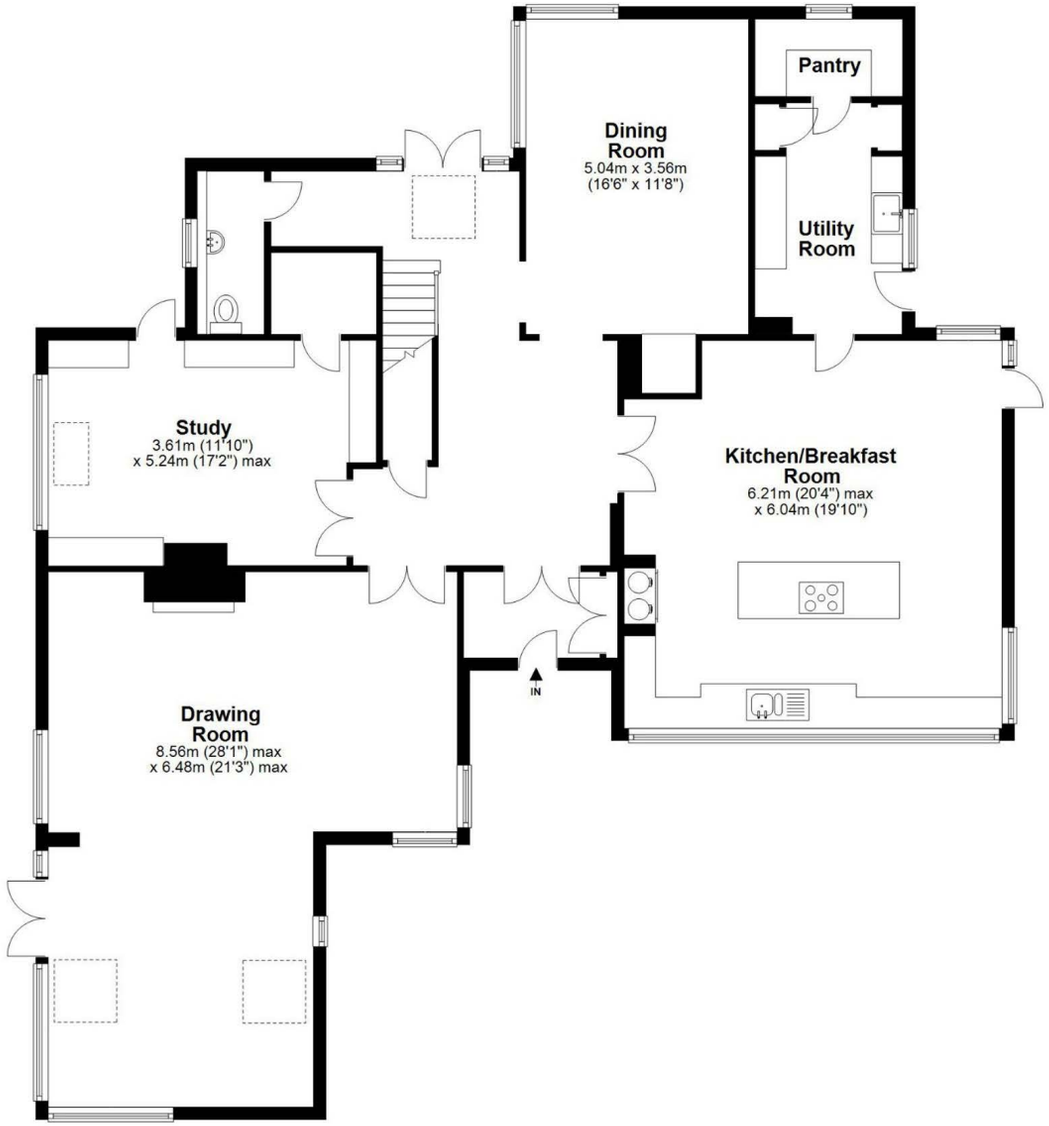








Ground Floor



First Floor





Total area: approx. 287.2 sq. metres (3091.2 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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Garden & Grounds

The property is approached via a private driveway leading from Old Micheldever Road, immediately creating a wonderful sense of privacy and seclusion. Surrounded by mature trees and open countryside, the approach sets the tone for this exceptional rural home.

Approximately halfway along the driveway is an impressive outbuilding, including a substantial six-bay garage, a detached office barn and a separate store. This highly versatile collection of ancillary accommodation offers exceptional flexibility, whether for a car enthusiast, those working from home, hobbies, workshop space or extensive storage. In addition, a double garage with power and lighting is positioned conveniently to the front of the house.

The gardens and grounds are a particular highlight of the property. Predominantly laid to lawn, they create a wonderful sense of openness, offering an ideal setting for family life, outdoor entertaining and recreation. A variety of mature trees and established planting enhance the landscape, providing year-round interest, privacy and a beautiful natural backdrop. A generous, paved terrace, accessed directly from both the sitting room and the main hallway, provides a delightful, sheltered space for al fresco dining and summer entertaining. Enjoying attractive views across the gardens and surrounding grounds, it is the perfect place to relax and appreciate the property's peaceful setting.

Also included is an area of land amounting to 5.17acres.

Planning & Legal

The property is situated in an area controlled by the Test Valley Borough Council. A planning application has been submitted on the land surrounding Flagstaff House and the adjoining property, The Grange.

The property is subject to certain covenants in respect of Nuisance clauses.





Agent's notes

1. These details are for the whole of the Flagstaff House property including:

The Coach House – 6 bay garage with office and store with adjoining land of approximately 0.42acres. Available separately, price guide - £200,000

Adjoining land of approximately 5.2 acres with the potential of residential development subject to appropriate planning permission. Available, separately price guide - £500,000

Further details can be obtained from the agents.

2. The Coach House and the land will not be sold separately until a buyer is found for the other Lots.

3. Access is off the Old Micheldever Road, along a private drive which is to be retained.

All photographs featured are as at 2024.

Additional Information

Postcode: SP11 6LB

What3words: ///converged.roost.yours

Services: House - Mains electricity. Private water and drainage. Oil-fired central heating. Ofcom suggests broadband speeds of up to 21Mbps are available via Openreach on a part fibre connection. Full fibre connection is planned to provide 76Mbps.

6 bay garage – mains electricity, private water and drainage – subject to connection.

Double garage – mains electricity.

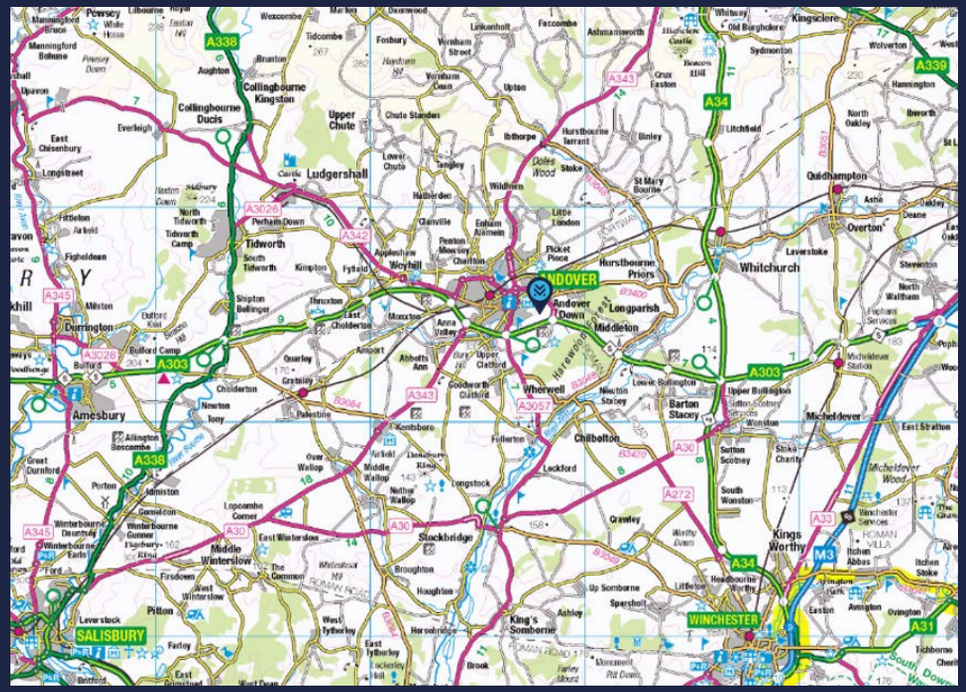
Tenure: Freehold

Council Tax Band: G

EPC rating: D (67) - House

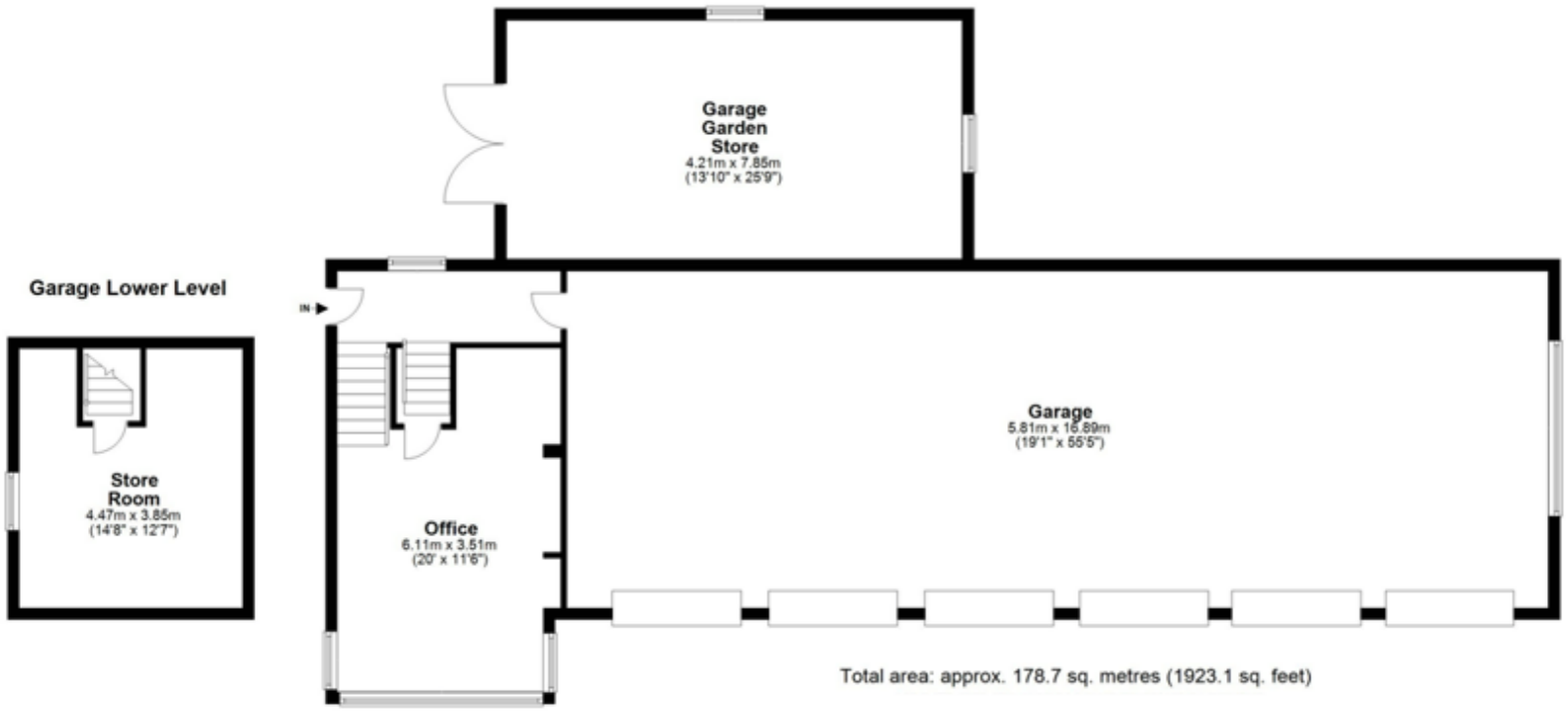
Square Footage: House - 3,091.2 sq ft

The Coach House – 1923.1 sq.ft



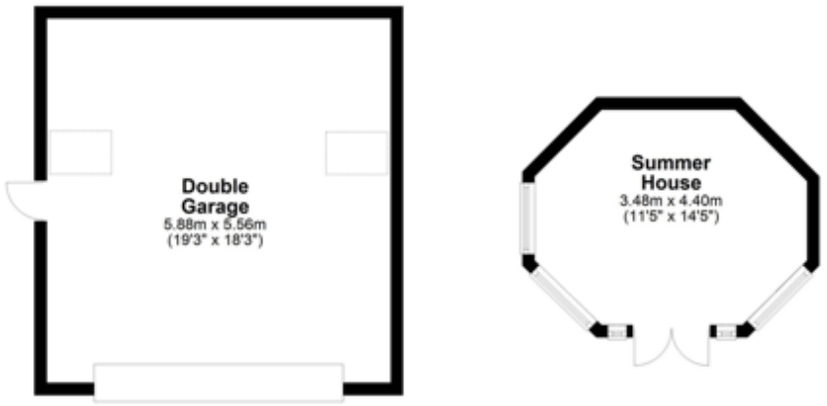


Garage Ground Level



Total area: approx. 178.7 sq. metres (1923.1 sq. feet)

Outbuilding



Total area: approx. 45.6 sq. metres (491.3 sq. feet)

Myddelton & Major™

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