

Houndshott
Andover Down

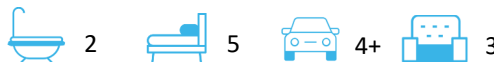




A five bedroom detached house with equestrian facilities and lovely countryside views set in just over 1.5 acres.

Houndshott, Andover Down,
Andover, Hants, SP11 6LJ

Offers in Excess of:
£1,000,000



- Equestrian Facilities
- 5 Double Bedrooms
- Beautifully Maintained
- Large Double Garage
- Gardens and Paddocks

- South Facing Terrace
- Stable Yard
- Office Over Garage
- Lovely Views all Round
- Gas Central Heating

The Property

Originally a cottage dating back to 1900, Houndshott has been thoughtfully extended to the side and rear to create a beautifully proportioned family home, now offering five double bedrooms and generous, light-filled reception spaces.

The kitchen/breakfast room is a particularly bright and welcoming space, enjoying a dual aspect and positioned to the rear of the house with delightful views across the garden, stables, paddocks and surrounding countryside. It is fitted with a comprehensive range of traditional shaker-style wall and base units, complemented by ample worktop space and a tiled floor. Integrated appliances include a double oven, hob and fridge, with space for a dishwasher. An adjoining utility room provides further space for a washing machine, tumble dryer and freezer—an invaluable addition for country living.

Leading from the kitchen is a spacious dining room (with ample room for a large table and chairs), ideal for family gatherings and entertaining. From here, there is access to both the study and the sitting room at the front of the house. The triple-aspect sitting room is flooded with natural light and features French doors opening onto the south-facing terrace. A substantial wood-burning stove forms an attractive focal point while providing additional warmth and character.

The ground floor accommodation is completed by a study, which also houses the staircase to the first floor, and a recently re-fitted cloakroom.

Upstairs, all five bedrooms are comfortable doubles, each enjoying attractive views. Some benefit from built-in wardrobes, while others offer ample space for freestanding furniture. The three front-facing bedrooms enjoy open views across downland to the north, while the principal and fifth bedrooms overlook the paddocks and woodland beyond. The accommodation is served by a spacious family bathroom and a recently updated en-suite shower room, with the landing also providing a useful airing cupboard and additional storage.

Services - Mains electric, gas and water, private drainage. Ultra Fast Broadband available (up to 1800 Mbps)

Tenure

Freehold

EPC Rating

C (71)

Outgoings

Council Tax Band: F

Size

2,246 sqft (total)











Outside

The exceptional outdoor space and aspirational lifestyle are what truly set this property apart. With your own paddocks backing onto woodland, it is perfectly suited for equestrian use, a smallholding, or simply enjoying the peace and privacy of the countryside.

The garden is beautifully enclosed by mature hedging and enhanced by a variety of specimen trees, established shrubs, and well-stocked borders. Lawned areas extend to both the front and side of the house, complemented by an impressive vegetable garden featuring raised beds for keen gardeners.

A south-facing terrace, accessed from both the kitchen and sitting room, provides a wonderful suntrap—ideal for relaxing or entertaining in warmer months.

The driveway offers extensive parking, while the double garage with electric doors comfortably accommodates two large vehicles with additional storage space. Above the garage, a generous room accessed via an external staircase is currently used as a home office but offers excellent potential for conversion into an annexe (subject to the necessary planning permissions).

The stable block includes two stables and a haystore/ tack room, complete with power and water, along with a concreted yard to the front. Adjacent to the garage, a substantial brick-built storage shed provides further practical space, whether for equestrian use or general storage.



Location

Houndshott is well served by transport links: by road the A303 gives access to London and the West Country, the A34 to Newbury and the Midlands. Both the M3 and M4 are within easy reach. By rail, there is a choice of two stations for Waterloo; Andover or Whitchurch or Newbury to Paddington. (Travel time is approximately one hour). Andover town centre offers a range of amenities including a new modern leisure centre, cinema, pubs, inns, cafes and restaurants, supermarkets and smaller artisan food shops. The cathedral cities of Winchester and Salisbury are within 20 miles from the property and offer a further extensive range of facilities. There are a number of local independent and state schools including Farleigh and Rockwood in the Andover area. Winchester offers The Pilgrim's School and Winchester College for boys and St Swithun's School for girls and Peter Symonds College a co-ed sixth form. In Salisbury there are more well regarded schools including Godolphin, Bishops and South Wilts.



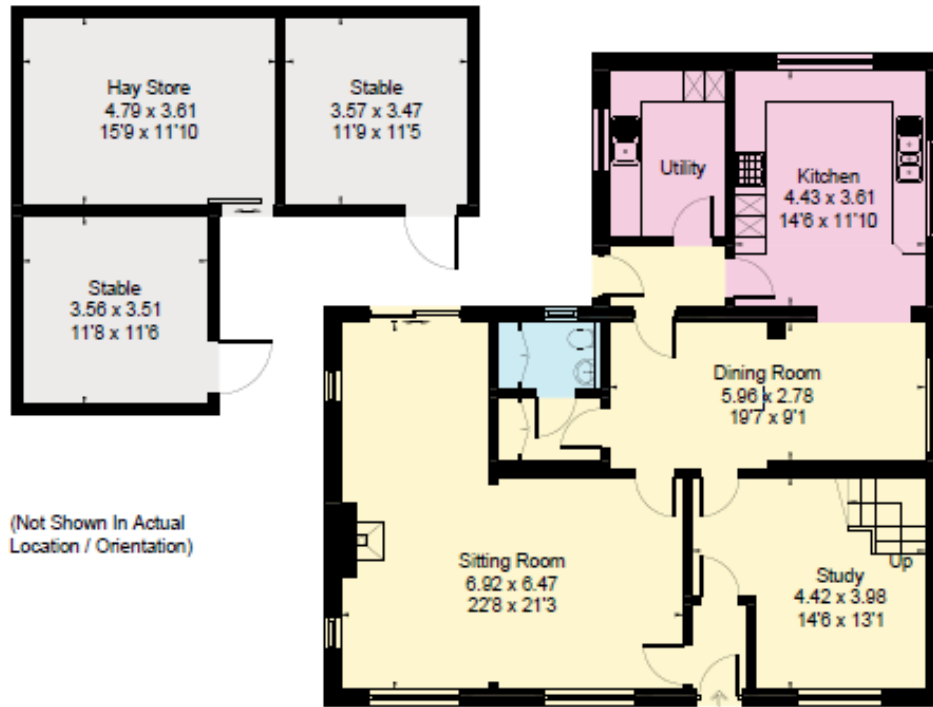


Approximate Floor Area = 208.7 sq m / 2246 sq ft

Garage = 44.5 sq m / 479 sq ft

Outbuildings = 80.0 sq m / 861 sq ft

Total = 333.2 sq m / 3586 sq ft

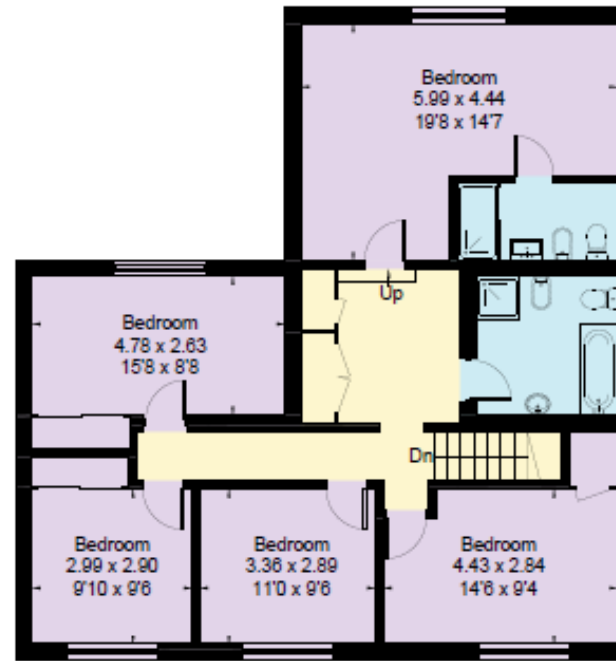


Ground Floor

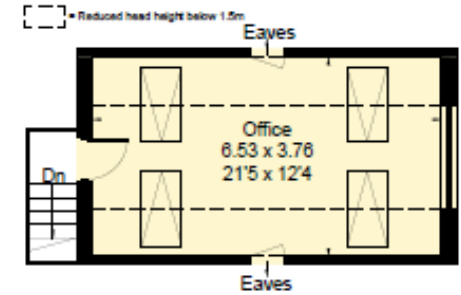
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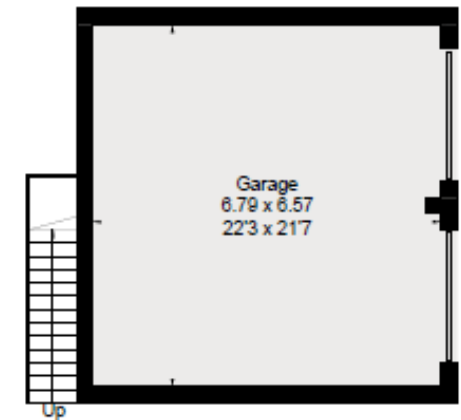
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First Floor



Garage - First Floor



Garage - Ground Floor

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107494



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