



UPPER MILL HOUSE

Longparish, Hampshire



A GRADE II LISTED MILL HOUSE AND MILL WITH FISHING IN AN IDYLIC WATERSIDE SETTING ON THE BANKS OF THE RIVER TEST

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room | Garden room/fishing room

Boot room | Laundry room | Two cloakrooms

Six bedrooms | Four bathrooms | Shower room

Courtyard with range of outbuildings comprising wood store, store room, pool equipment room, changing room, cloakroom, games room | garden store and loggia

Thatched three bay barn providing garaging and garden machinery store/workshop

Hard tennis court | Heated swimming pool

Three storey mill building with original workings | Two store rooms and boiler room

Beautiful waterside gardens and grounds | Orchard | Paddock and mature woodland interspersed with tributaries

Fishing on the River Test, about 361 yards double bank on the main river and about 158 yards double and single bank on a tributary

In all about 12.074 acres (4.886 ha)

Distances: Andover 6 miles. Whitchurch 3 miles (London Waterloo from 62 minutes), Winchester 14 miles (London Waterloo from 60 minutes)

(All distances and times are approximate)



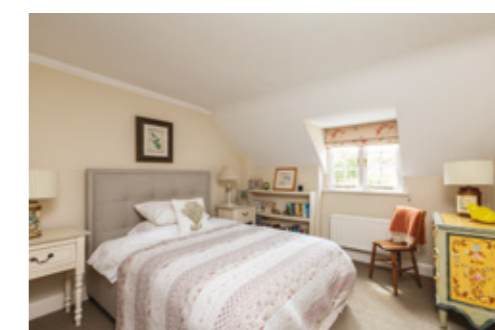
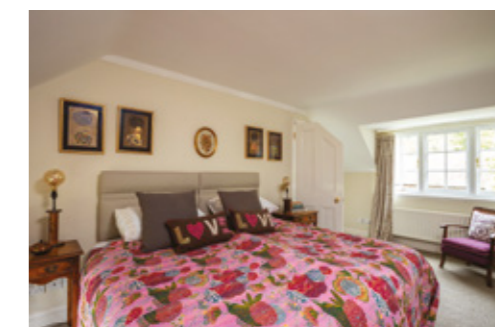
UPPER MILL HOUSE

Upper Mill House is attached to the former Water Mill by a small linking block. Both are Grade II listed and date from the early 19th century, with later 20th century additions. The Mill, rebuilt in the 1870s and believed to have 16th century origins, was operational until 1906. The current owners have a planning application in to convert part of the mill into two holiday lets. Planning ref; 26/00016/FULLN.

Upper Mill House offers generous accommodation. From the reception hall are four reception rooms, including a drawing room and sitting room overlooking the river, all with fireplaces and period features such as alcoves, cupboards and bespoke radiator grilles. The large kitchen/breakfast room has bespoke hand painted cabinetry, oak work surfaces and a substantial central island fitted with an AGA beneath a rare green granite top. Much of the ground floor is finished with travertine marble flooring and also includes a laundry room, boot room, two cloakrooms and a garden/fishing room. Two staircases lead to the first floor, which provides six bedrooms, four bathrooms and an additional shower room, refurbished throughout in a sympathetic period style.



The property occupies a peaceful position on the north eastern edge of the sought-after village of Longparish, in the Test Valley. The village has a shop and post office, school, church, two pubs and regular bus services. The surrounding countryside is ideal for walking, cycling and riding. Upper Mill House benefits from the River Test, tributaries and carriers flowing through the grounds, with fishing rights included.



Excellent transport links are provided by Andover and Whitchurch stations on the Waterloo line, and by the nearby A303.

OUTBUILDINGS

Outbuildings include a thatched, weather boarded barn with garaging and workshop space, and a former stable block arranged around a courtyard, now housing a pool house, games room, stores and a loggia.

GARDENS AND GROUNDS

The gardens and grounds are exceptional, featuring riverside lawns, terraces, herbaceous borders, tennis court, heated swimming pool, orchard, paddock and mature woodland. The property lies within a conservation area, with much designated as an SSSI. The fishing is primarily centred upon 361 yards of double bank on the main river which runs through the property. In addition, on the northern edge is a tributary, 107 yards double bank and 51 yards single bank, and there are further narrower carrier streams running through the woodland which provide more potential. The river is controlled by sluice gates and the vendors have been meticulous in their management and of the river banks.

PROPERTY INFORMATION

Services: Private water and drainage. Electricity. Oil fired central heating.

EPC: G

Tenure: Freehold

Local Authority: Test Valley Borough Council

Council Tax band: H

Postcode: SP11 6QH

What3words: ///emulating.reboot.imported



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



Approximate Gross Internal Area = 492.0 sq m / 5296 sq ft
 Garage / Outbuildings = 112.9 sq m / 1215 sq ft
 Total = 604.9 sq m / 6511 sq ft
 (Excluding Open Fronted Garden / Wood Store)

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.



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