



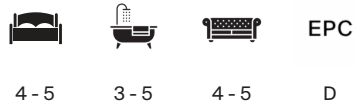
BUMBLEBEE COTTAGE

Longstock, Nr Stockbridge



# BUMBLEBEE COTTAGE LONGSTOCK

In a sheltered, elevated position within the Test Valley, close to what is widely considered to be the best chalk stream fishing destination in Europe, this exceptional home sits at the centre of its grounds.



Local Authority: Test Valley Borough Council

Council Tax band: H

Tenure: Freehold

Offers in excess of: £2,300,000



The current owner has undertaken a sympathetic and meticulous programme of refurbishment, resulting in a beautifully presented residence that blends traditional English country charm with luxurious modern finishes. The house showcases an array of character features, including a beautifully crafted thatched roof with an intricate fox and pheasant detail on the ridge, exposed oak beams, part-panelled walls, leaded windows and a cellar, all contributing to its timeless appeal. Positioned on higher ground, overlooking the River Test, the house is in the picturesque area between Longstock and Stockbridge, approximately half a mile from Stockbridge and about 9.5 miles from central Winchester.





# THE PROPERTY

The welcoming ground floor centres around an impressive open plan kitchen/dining and sitting area, with sliding glazed doors opening directly onto the terrace. The bespoke deVOL kitchen features a central island, marble worktops and a LaCornue range cooker, creating an elegant yet practical space for both everyday living and entertaining. A superb double length drawing room offers a window seat, open fireplace and French doors leading to the garden and a bookcase door to a wine cellar, while a triple aspect dining room with vaulted ceiling enjoys far reaching views and access to the west facing terrace and gardens. Additional accommodation includes a utility room, cloakroom and a useful storage room with staircase rising to a first floor study. The first floor comprises a luxurious main bedroom complete with dressing area and en suite bathroom. A spacious guest bedroom also benefits from its own en suite, with two further double bedrooms served by a well appointed family bath/shower room. All bedrooms feature fitted wardrobes, ensuring ample storage throughout.

Every effort for eco-efficiency has been addressed including underfloor heating and LED lighting. The high specification work includes Artisans of Devizes French limestone flooring on the ground floor and pool surround, and many Water Monopoly







## OUTSIDE AND LOCATION

Within the grounds sits a detached garage with an attached annexe, offering a kitchen/dining room and cloakroom, with a spiral staircase leading to a first-floor bedroom and en suite shower room—ideal for guests, extended family or home working. A delightful thatched pool house complements the outdoor swimming pool, featuring bi-fold doors, a bathroom and additional storage above. The property is approached through double wooden gates, opening to a driveway and ample parking for several vehicles, enhancing both convenience and privacy.



The Peat Spade pub in Longstock is a popular pub and the nearby village of Stockbridge has a convenience store/Post Office, a traditional butcher and delicatessen, several restaurants, specialist shops and art galleries. More extensive facilities are available in Winchester, Andover and Salisbury. The area is renowned for its chalk stream fishing; there are golf clubs in Leckford and Awbridge and water sports along the south coast. Stockbridge Primary School, Test Valley Secondary School and Peter Symonds Sixth Form College are the catchment area schools. Other nearby schools include Farleigh, The Pilgrims' School, St Swithun's and Winchester College.

Services: mains water, electricity, drainage.

Heating: air source pump and electric.

Location: <https://what3words.com/rudder.cleanser.packet>

Post Code: SO20 6DW



# Bumblebee Cottage

Approximate Gross Internal Area

Main House = 3384 Sq Ft / 314.39 Sq M

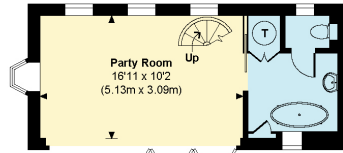
Annexe / Garage = 643 Sq Ft / 59.70 Sq M

Pool House = 439 Sq Ft / 40.79 Sq M

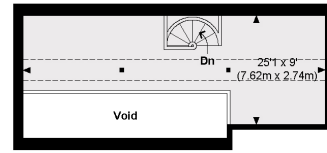
Wine Cellar = 55 Sq Ft / 5.10 Sq M

Total = 4521 Sq Ft / 419.98 Sq M

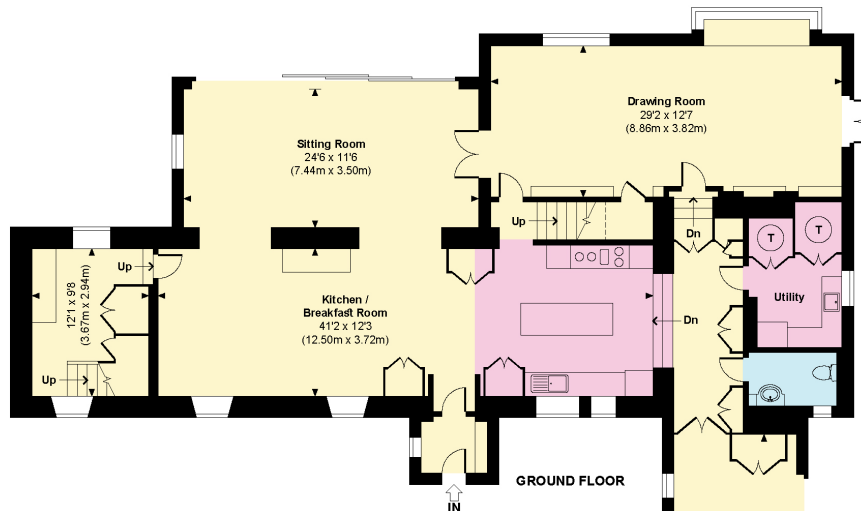
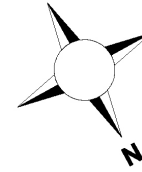
Outbuildings are not shown in correct orientation or location.  
Includes areas with restricted room height but excludes void.



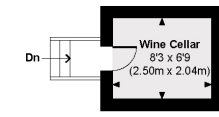
POOL HOUSE GROUND FLOOR



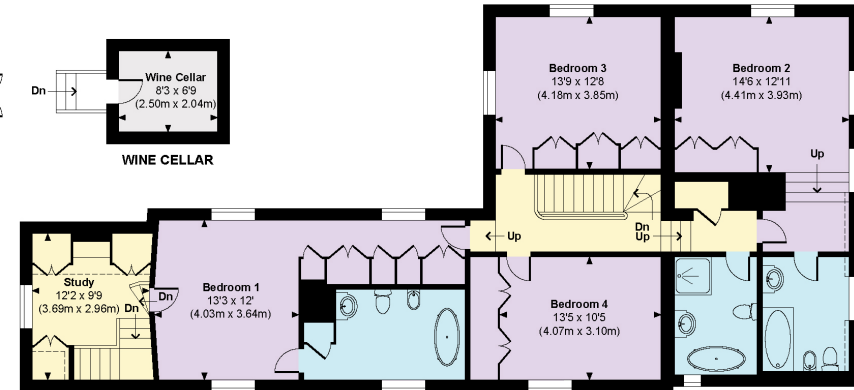
POOL HOUSE FIRST FLOOR



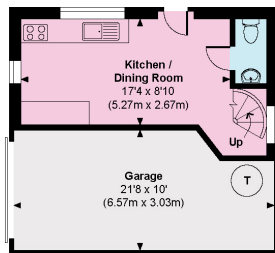
GROUND FLOOR



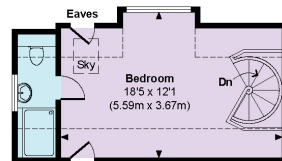
WINE CELLAR



FIRST FLOOR



ANNEXE / GARAGE GROUND FLOOR



ANNEXE / GARAGE FIRST FLOOR

Indicates restricted room height less than 1.5m.



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Approximate Gross Internal Area = 314.38 - 420.01 sq m / 3,384 - 4,521 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. (ID767266)



Ed Hunt

01962 677236

edward.hunt@knightfrank.com

**Knight Frank Winchester**

14 Jewry Street

Winchester SO23 8RZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

