



Testwood Trout Farm, Mill Lane, Longparish, Andover, Hampshire, SP11 6PN





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A Large Detached House with an Agricultural Occupancy Condition (AOC)

Beautiful grounds of 16 acres with trout ponds, lakes and streams, a substantial detached two storey property, agricultural stores, large barn and summer house. This highly desirable property is a truly unique proposition – an attractive detached house surrounded by its own beautiful grounds and with planning consent to operate the lakes and river as a Trout Fishery, with ample trout rearing facilities within the specialised ponds.

AGENTS NOTE: The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such a person and to any resident dependants.

The property is accessed via a long drive within the grounds, flanked by the River Test, lakes and ponds either side. The house itself is very spacious and well appointed, with large comfortable rooms and an excellent flow to the accommodation. The property has been built to the specifications of the owner, ensuring that it is perfectly suited to modern family life and that each room has been built to excellent proportions.

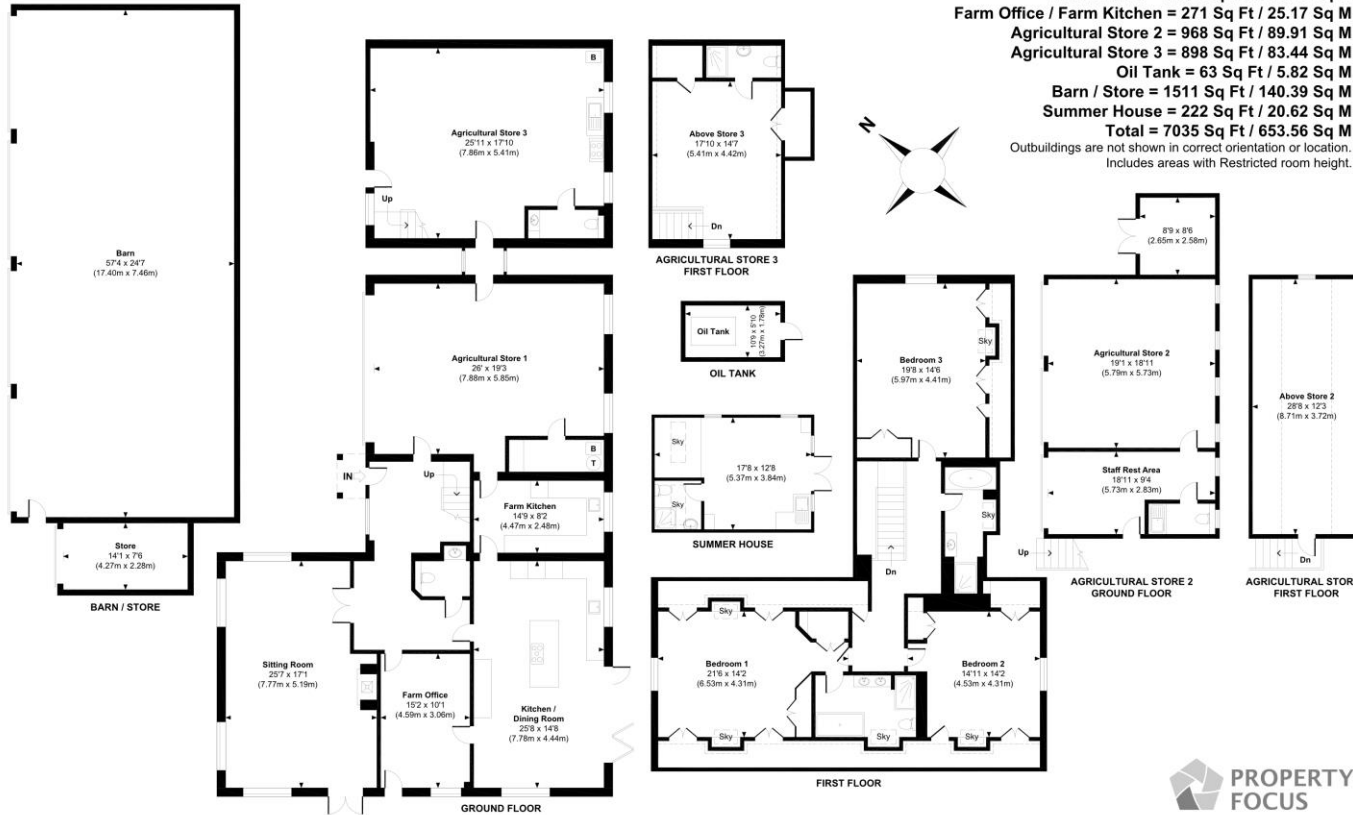
The spacious entrance hall provides access to all the ground floor rooms, including a generous sitting room with a wood burner inset within a feature fireplace and doors to the patio. There is also a downstairs WC and a farm office with external access. The heart of the house is the large open plan kitchen/dining room, with a central island providing bar seating, fitted appliances and plenty of space for a table and chairs. Bifold doors open onto a patio area overlooking the river. A door leads from the main kitchen to a separate farm kitchen situated alongside, which in turn gives access to a sizeable agricultural store. The store can also be accessed directly from the hallway and is linked via a small passageway to a further agricultural store of a similar size. This store has the additional benefits of a kitchenette and cloakroom, with a first floor annexe comprised of a good-sized main room, en-suite shower room and internal storage. On the first floor the extremely large principal bedroom has an array of fitted cupboards and a generous en-suite with bath and separate shower cubicle. There are two further double bedrooms, both with ample fitted storage, and these are served by a smart family bathroom, also with a bath and separate shower.

Beyond the house is a third agricultural store including a separate staff rest area with cloakroom and additional space on the first floor. An additional smaller store with its own access adjoins this. A large barn with four roller shutter doors is situated alongside this, and there is a superb summer house in the garden providing another self contained annexe with living space, kitchenette and shower room.



Testwood Trout Farm

Approximate Gross Internal Area
 Main House = 3102 Sq Ft / 288.21 Sq M
 Farm Office / Farm Kitchen = 271 Sq Ft / 25.17 Sq M
 Agricultural Store 2 = 968 Sq Ft / 89.91 Sq M
 Agricultural Store 3 = 898 Sq Ft / 83.44 Sq M
 Oil Tank = 63 Sq Ft / 5.82 Sq M
 Barn / Store = 1511 Sq Ft / 140.39 Sq M
 Summer House = 222 Sq Ft / 20.62 Sq M
 Total = 7035 Sq Ft / 653.56 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



Indicates restricted room height less than 1.5m.

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 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.



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Directions

Leave Winchester on the B3420 Andover Road and at the Three Maids roundabout take the 2nd exit onto the A272 (signposted Salisbury, Stockbridge). At the end of the road turn right onto the A30, then turn left onto The St (signposted Barton Stacey). Continue through the village of Barton Stacey and on towards Longparish. At the T junction with A3048 turn right and the cottage can be found on the left before the pub which is on the right hand side.

Location

The picturesque village of Longparish is approximately 8 miles north of Winchester and 6 miles south east of Andover. The village itself has a church, village shop and post office, as well as two public houses (The Plough Inn and The Cricketers Inn). Winchester and Andover have a wider range of amenities, including mainline railway stations at each. The A303 and A34 are both within close proximity. The property is in the catchment for Longparish Primary School in the village and Testbourne Secondary School, and there is a bus service to both Peter Symonds College and Andover College. There are lovely walks within the Test Valley, right on the doorstep.

Tenure: Freehold

Services

Mains electricity and water, oil fired heating, private drainage

Test Valley Borough Council: Council tax band: E

EPC rating: B

Viewings

Strictly by appointment with Winkworth Winchester Office
Winkworth.co.uk/winchester

Winkworth Winchester

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