



Mill Lane, Longparish, Andover, Hampshire, SP11 6PN

Winkworth



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A Rare 16-Acre Riverside Estate on the River Test

A truly exceptional property set within approximately 16 acres of beautiful grounds, featuring a picturesque lake, stocking trout ponds, meandering stream from the renowned River Test.

No Agricultural Occupancy Condition (AOC) or other occupancy restrictions.

Set within an idyllic and wonderfully private landscape, this unique property offers an exceptional combination of natural beauty, substantial accommodation and extensive ancillary buildings. The grounds are a particular highlight, with the River Test winding its way through the estate, connecting a series of attractive lakes, stocking ponds and tranquil streams to create a truly special waterside setting.

A long, picturesque driveway leads through the grounds to the substantial detached two-storey residence, with views across the surrounding water, mature landscape and beautifully maintained grounds. The house has been individually designed offering generous proportions, spacious and versatile accommodation, and a natural flow ideally suited to modern family living.

The welcoming entrance hall provides access to the principal ground-floor accommodation, including a generous sitting room with a wood-burning stove set within an attractive feature fireplace and doors opening onto the patio. There is also a downstairs cloakroom and a separate farm office with external access.

At the heart of the home is an impressive open-plan kitchen and dining room, featuring a central island with breakfast bar seating, fitted appliances and ample space for a large dining table. Bi-fold doors open directly onto a patio overlooking the river, providing a wonderful connection between the house and its beautiful surroundings. A separate farm kitchen leads from the main kitchen and provides access to a substantial agricultural store. This can also be accessed from the hallway and connects via a passageway to a further similarly sized store. The latter benefits from a kitchenette, cloakroom and a first-floor annexe comprising a generous main room, en-suite shower room and internal storage.

On the first floor, the exceptionally spacious principal bedroom enjoys extensive fitted storage and a generous en-suite bathroom with both a bath and separate shower. Two further double bedrooms, each with ample fitted storage, are served by a well-appointed family bathroom, also featuring a bath and separate shower.

The property's extensive ancillary accommodation further enhances its versatility. Beyond the main residence is a third agricultural store, incorporating a separate staff rest area with cloakroom and additional first-floor space. An adjoining smaller store benefits from its own independent access. A substantial barn with four roller shutter doors provides further storage and operational potential, while a superb summer house within the grounds offers an additional self-contained annexe, complete with living space, kitchenette and shower room.

The grounds are undoubtedly one of the property's most captivating features. Extending to approximately 16 acres, they offer an exceptional waterside environment, with the legendary River Test meandering through the landscape and feeding a picturesque lake, stocking trout ponds and gently flowing streams. Beautifully positioned lawns extend to the water's edge, creating a succession of peaceful and scenic settings, with an abundance of opportunities to enjoy the natural surroundings. The grounds also incorporate specialist trout-rearing ponds, treatment plants and a range of supporting outbuildings, together with extensive parking.

Should the farming business cease to operate, there may be potential for the agricultural areas to be converted to domestic use, subject to the necessary planning permissions and consents. This could offer an exciting opportunity to further enhance the property and make greater use of its extensive grounds.

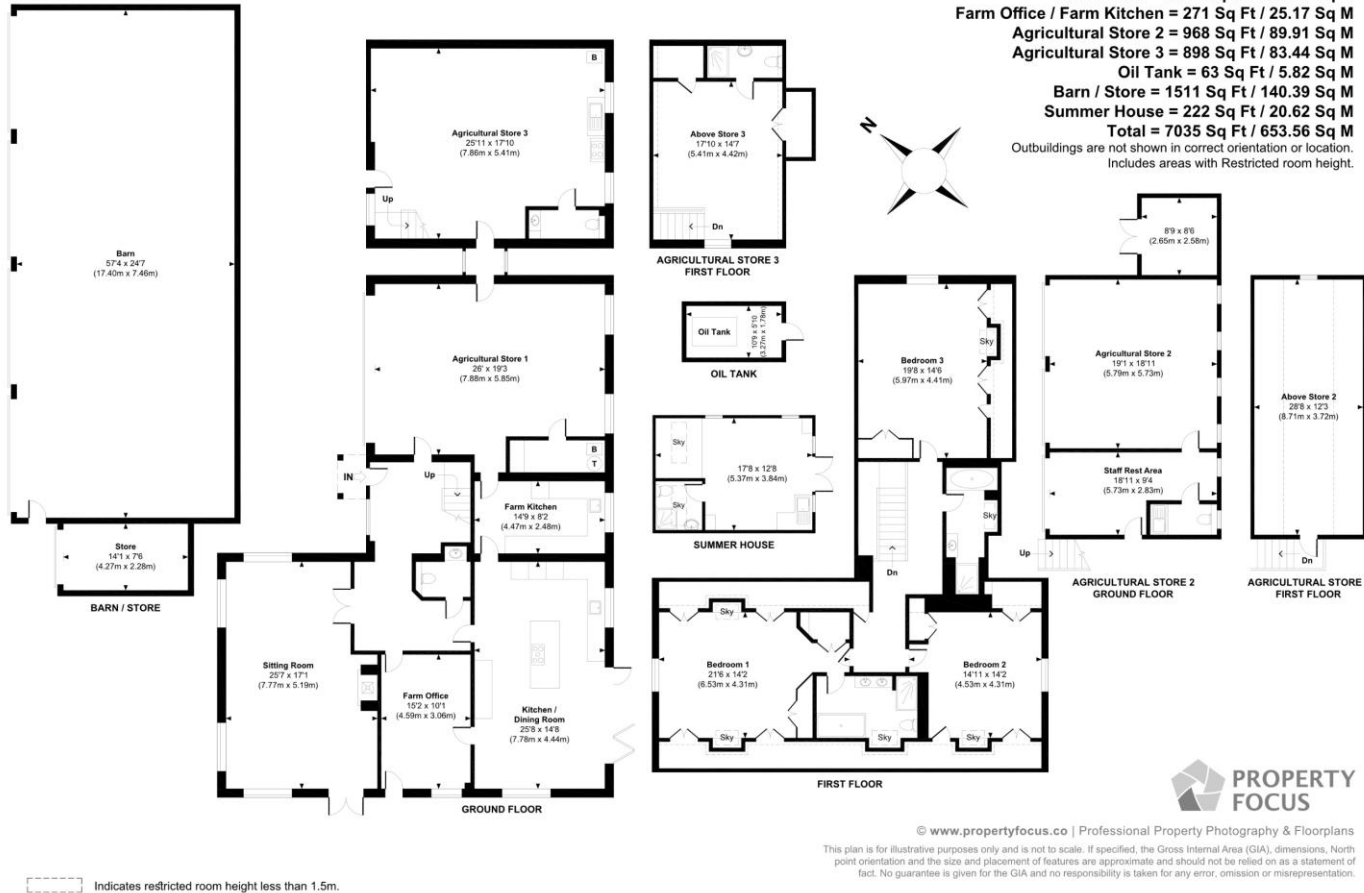


Approximate Gross Internal Area

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.

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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.



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.

The picturesque village of Longparish is approximately 8 miles north of Winchester and 6 miles southeast of Andover. The village itself has a church, village shop and post office, as well as a public house (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.

ANTI-MONEY LAUNDERING (AML): Should you (purchaser) have an offer accepted on this property it is a legal requirement for us to perform ID Checks under Anti Money Laundering Regulations. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase.

Strictly by appointment with Winkworth Winchester Office

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