



Keepers House

Amport
Hampshire

A fine country house with a wealth of beautiful character accommodation and stunning, extensive grounds

Keepers House, Amport, Andover, SP11 8BJ

Grateley: 1.6 miles (London Waterloo from 75 mins), Farleigh School: 3.1 miles, Andover: 5 miles (London Waterloo from 69 mins), Stockbridge: 11.5 miles, Southampton Airport: 33 miles

Features:

Hall | Drawing room | Billiards room | Garden room | Office
Dining room | Kitchen | Larder | Utility | Boot room | Cellar

2 Cloakrooms | Lift | Principal bedroom with dressing area & ensuite bathroom | 3 Further bedrooms, 2 ensuite
Family bathroom

Garage with 1-bed flat over | Further garaging | Greenhouse
Gardens and grounds | Walled garden
Woodland | Pasture | Paddocks

About 15.68 acres in all





The property

Keepers House is a handsome and substantial detached period house with four bedrooms and more than 6,500 square feet of characterful accommodation, set in more than 15 acres of stunning grounds. The property displays a wealth of splendid original details throughout, including ornate cornicing and ceiling roses, grand fireplaces, panelled walls and palatial chandelier light fittings.

The accommodation includes four generous reception rooms on the ground floor, which are ideal spaces for entertaining. They include the 32ft drawing room with its two south-facing bay windows, and the large formal dining room with three impressive chandeliers and a bay window welcoming plenty of natural light. There is also a sunny garden room with a vaulted ceiling and French doors opening to the gardens, while the centrepiece of the ground-floor accommodation is the grand billiards room, with its exposed timber eaves, rich panelled walls and imposing fireplace. Additionally, the ground floor features a useful office for home working, a well-equipped and spacious kitchen with bespoke wooden units, and plenty of storage in the larder, utility room, boot room and cellar below.

The welcoming reception hall leads via a sweeping staircase to the upper level, off which there are four well-presented double bedrooms. These include the magnificent principal bedroom with its dressing room and en suite bathroom, as well as a private lift from the entrance hall and a door opening to a sunny balcony. Each of the three additional bedrooms have built-in storage, while two have en suite bathrooms. The first floor also has a family bathroom with a separate shower unit.

Outside

At the entrance to the property, a gravel driveway provides access and leads to a large parking area in front of the house, as well as to the two detached garaging blocks, which provide covered parking for up to five vehicles. The house is set within 15 acres of stunning gardens and grounds, which include rolling lawns, peaceful woodland areas, patio seating, a covered pavilion and ornamental gardens with hedgerows and border beds filled with colourful flowering perennials. There is also a walled courtyard with a kitchen garden, a greenhouse and utility and kitchenette facilities, while beyond the gardens there are paddocks and pastures, as well as a substantial solar facility.

Location

The property lies in a well-connected rural setting just outside the small village of Amport, five miles west of the historic town of Andover and surrounded by beautiful rolling countryside. Amport has a village pub and a primary school, while further amenities can be found in the surrounding villages, including Thruxton, Weyhill, Grateley and Abbots Ann. Andover is easily accessible, providing a selection of high street shops, supermarkets, restaurants, cafés and leisure facilities. The popular Test Valley town of Stockbridge is 11.5 miles away. There is an excellent range of schools in the area including Farleigh School. The area is well-connected by road, with the A303 within three miles, while national rail services are available at Grateley railway station is 1.6 miles away and provides services to London Waterloo.













Directions

What3Words///rural.blazing.cringes brings you to the property's driveway.

General

Local Authority: Test Valley Borough Council

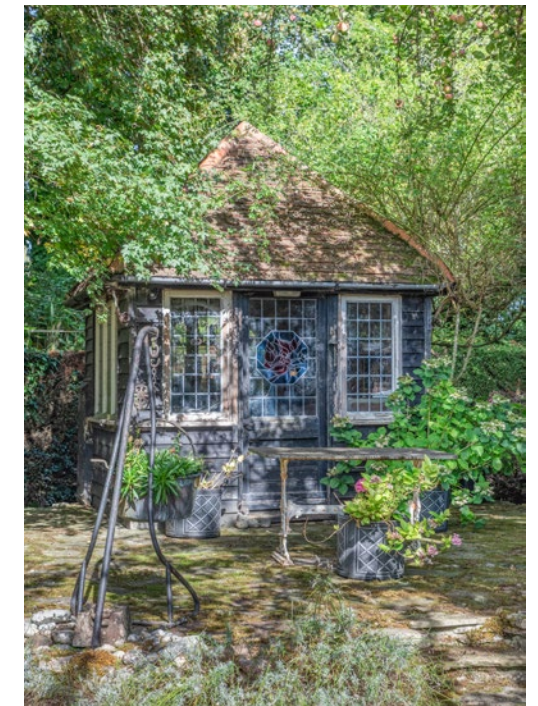
Services: Mains electricity and water, oil fired central heating, private drainage (we are unaware whether this complies with current regulations – Further information is being sought)

Council Tax: Band H

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Rights of Way: There is a public footpath crossing part of the land as shown on the plan



Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



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.

 Indicates restricted room height less than 1.5m.

STRUTT & PARKER

