



The Grange

Hampshire

Impressive family home with an excellent separate cottage, in a beautiful secluded setting.

The Grange, Anna Valley, Andover, Hampshire SP11 7DJ
Andover 2.3 miles, Stockbridge 7.7 miles, Winchester 17 Miles

Features:

Entrance Hall | Sitting room | Dining room | Kitchen/Dining Room | Study | Cloakroom | Utility room | Master bedroom with bath, dressing room and en suite double shower room
5 further bedrooms 4 bathrooms | 4 bedroom Cottage
Gardens in all about 1.35 acres | EPC ratings C

About 1.35 acres in all





The property

The Grange is tucked away in a secluded position in the village of Anna Valley, which sits on the banks of the Pillhill Brook. The house is a substantial detached house built in 1996 of classical proportions and detailing and providing about 4,600 sq ft of accommodation over three floors. The house offers well laid out accommodation and a flexible configuration. The stylish finishes showcase the room proportions and ceiling heights throughout. Of particular note, is the wonderful galleried reception hall which provides an impressive welcome. There is a formal dining room with solid oak floors and large sash windows overlooking the gardens, along with a central open fireplace with a marble surround. Double doors lead through from here into the beautiful orangery, currently used as the drawing room, which has several sets of Georgian style arched doors out onto the gardens and again, solid oak flooring. To the rear of the house is the kitchen/breakfast room with a range of wall and base units, a gas range style cooker and integrated appliances, along with a traditional Belfast sink and a dresser. Double doors lead through into a lovely sitting room/library with a central fireplace with marble surround, built in oak bookshelves and natural sisal flooring. There is a useful utility room also accessed from the kitchen and a further snug/sitting room to the front of the house with an open fireplace and again, natural sisal flooring and access back into the entrance hall. A further study and cloak room complete the ground floor accommodation.

On the first floor is the principal bedroom, which is a dual aspect room, with a feature stand alone bath and a dressing room and en suite double shower room. There are three further bedrooms on this floor, all of which have en suite shower rooms and one of which has a free-standing bath.

The upper floor is currently configured to provide an excellent guest bedroom and adjacent bathroom, along with a sitting/games room.

The Cottage

A former coach house provides an excellent 1,755 sq.ft separate cottage. This provides

superb opportunities for multi-generational living, or indeed income generation. The accommodation comprises a generous shaker style kitchen/breakfast room, a sitting room with woodburning stove and fitted bookshelves, conservatory, large utility room, cloak room along with four bedrooms and 2 bathrooms upstairs. The cottage also has underfloor heating, its own driveway and parking along with gardens.

Outside

The Wisteria clad house is approached via a private tree lined gravel driveway to an area of parking to the front of the house, with space for several vehicles. The gardens wrap around the house and have been mainly laid to lawn, with carefully planted mature shrub and herbaceous borders. There are several specimen and fruit trees. The rear gardens are partially bordered by a brick and flint wall and there is a paved terrace that runs the length of the house.

Location

Anna Valley is situated in the northern Test Valley in an area convenient for the cathedral cities of both Winchester and Salisbury and the market town of Andover. Stockbridge, which lies to the south, offers a range of boutique shops, restaurants and hostels, and the area in general is famed for its country pursuits including some of the finest chalk stream fishing in the northern hemisphere.

The Grange is well positioned for access to several highly regarded preparatory and secondary schools including Farleigh, Cheam, Chafyn Grove, Salisbury Cathedral School, Dauntsey's, Marlborough College, Godolphin, The Salisbury Grammar Schools, Winchester College and St Swithun's amongst others.

Andover is 2.3 miles away and offers a good range of supermarkets and amenities, including a Waitrose, a cinema, a Leisure Centre, Athletics track as well as highly regarded hockey and rugby clubs. Stockbridge, with its attractive High Street, is 13 miles away, while the market towns of Hungerford and Marlborough and Cathedral cities of Salisbury and Winchester can also be easily reached. There are also a variety





of high-quality farm shops, cafes and pubs in the surrounding countryside and villages. The A303 is close by and provides a fast road link to London, Heathrow Airport, the West Country as well as the wider motorway network. Andover rail station is 2.3 miles to the north providing ample parking and easy main line access to London with Waterloo accessible in under 70 minutes.

General Information

Services: Mains electricity, gas and water and private drainage. (Sewage treatment plant).

Local Authority: Test Valley Borough Council

Council Tax Band: H

Directions:

What3Words /// notice.pass.weeks

From the A303 at Andover take the A343 towards Salisbury. Continue along this road to the roundabout, proceed over the roundabout and then take the next turning on the left-hand side into Anna Valley. Continue along Anna Valley into the village, where you will see the former gate lodge cottages on the left hand side. Proceed through the arch and continue down the driveway and bear round to the left into the drive of The Grange.



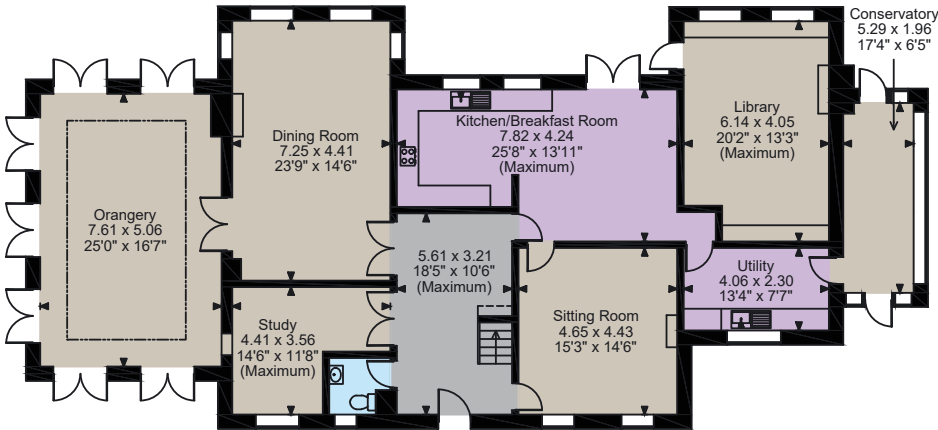
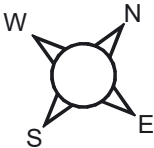
Floorplans for The Grange, AnnaValley, Andover

Main House internal area 4,533 sq ft (421 sq m)

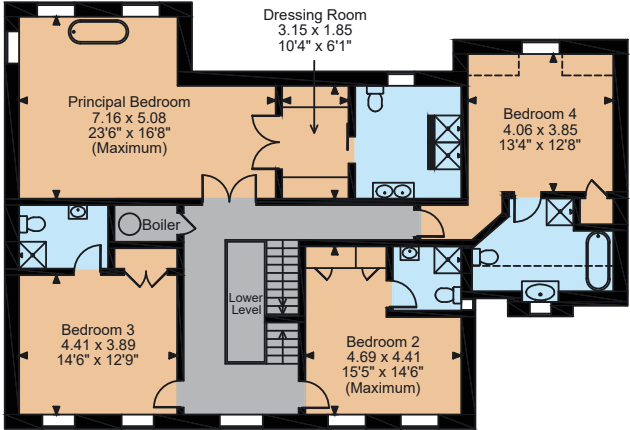
Cottage internal area 1,755 sq ft (163 sq m)

Garden Office & Wine Cellar internal area 260 sq ft (24 sq m)

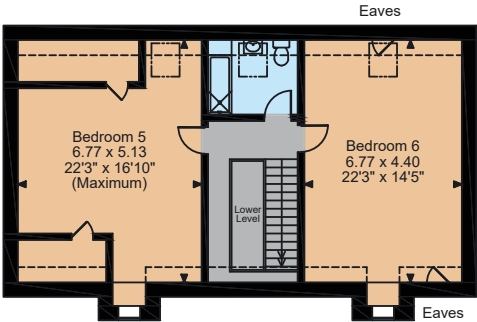
Total internal area 6,548 sq ft (608 sq m)



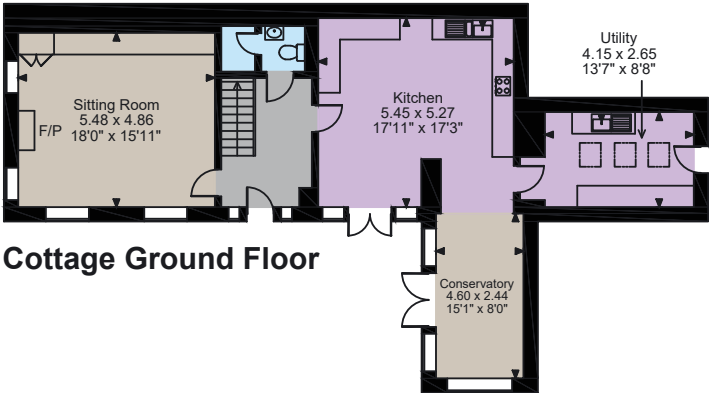
Ground Floor



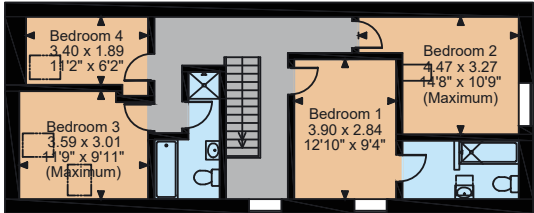
First Floor



Second Floor



Cottage Ground Floor



Cottage First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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