



Kimblewick House, Egbury, St Mary Bourne, Hampshire

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# Kimblewick House

## Egbury, St Mary Bourne, Hampshire, SP11 6DN

An attractive family house in a peaceful rural spot on the edge of the village set in over 3 acres in an easily accessible location

St Mary Bourne 1.5 miles, Hurstbourne Tarrant 4.5 miles, Whitchurch 4.5 miles (London Waterloo from 60 mins), Andover 7 miles, Winchester 19 miles

Reception hall | Drawing room | Family room  
Study/office | Kitchen/breakfast room | Utility room | Cloakroom | Principal bedroom with en suite | 4 Further bedrooms | 2 further bathrooms (1 en suite) | EPC Rating F  
Gardens | Grass tennis court | Paddocks  
Stables | Double garage with workshop | Single Garage | Approximately 3.49 acres

### The property

Kimblewick House is an attractive brick and flint house in a wonderful location surrounded by rolling countryside yet easily accessible by road and rail. The original house has been extended in more recent years creating a spacious and comfortable family house with good sized rooms and the property is in good decorative order throughout. The impressive reception hall is at the centre of the house and all the reception rooms lead off from here. There is a delightful drawing room with a central fireplace with wood burning stove, and two sets of French doors opening out to the terrace and garden, filling the room with plenty of natural light. Across the hall there is a good sized family room, as well as a study/office. The spacious kitchen/breakfast room is fitted with a range of smart bespoke cabinets with attractive wooden worktops, and a Rayburn range cooker as well

as an electric oven and hob. There is space for a large dining table. There is also a useful utility room and a cloakroom on the ground floor. Upstairs there are four double bedrooms and one single bedroom, including the generous principal bedroom with a large en suite bathroom. There are two further bathrooms, one en suite.

### Outside

The house is set in beautiful gardens and grounds, the main garden being mainly laid to lawn and surrounded by mature trees, hedges and shrubs. There is an attractive paved terrace that runs around three sides of the house providing ample space to entertain and enjoy the wonderful views. Beyond the garden there are two large paddocks, easily accessed from the stables. There is also a fabulous grass tennis court, which could be restored to a manège if required. The property is approached from the small village lane, and there is parking to either side of the house, as well as beside the double garage.

### Location

Kimblewick House is located in a peaceful rural setting just outside the village of St Mary Bourne, surrounded by stunning countryside giving access to wonderful walking, riding and cycling. There is a thriving local community and the village offers excellent local amenities including a village shop and cafe, primary school, doctors' surgery and popular pubs. Nearby Whitchurch provides a wider range of facilities and Andover and Newbury cater for most other everyday needs. Commuting options are excellent with direct train services from both Whitchurch and Andover into London Waterloo. The A303/M3 and A34/M4 are easily accessible giving fast access to London and the West Country. There is a wide choice of schools in the area including primary schools in St Mary Bourne and Hurstbourne Tarrant, and independent schools including Farleigh, Horris Hill, Cheam, Downe House, Marlborough College, Winchester College and Bradfield College.







## Floorplans

House internal area 2,637 sq ft (245 sq m)  
Garage internal area 402 sq ft (37 sq m)  
Outbuilding internal area 886 sq ft (82 sq m)  
For identification purposes only.



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

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## Directions

From Newbury follow the A343 south to Hurstbourne Tarrant, then turn left to St Mary Bourne. In St Mary Bourne, continue until you reach The George pub, keep the pub on your left and turn left into Egbury Road. After 0.5 miles take the left turn to Egbury and follow this road for approximately 1.5 miles until you reach Egbury. Continue for approximately 0.2 miles and the property will be found on the left hand side.

## General

**Local Authority:** Basingstoke and Deane Borough Council Tel: 01256 844844

**Services:** Mains electricity. Private water supply from borehole. This property has a private drainage system that may not comply with the relevant regulations, further information is available on request. Oil-fired central heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,950,000

## Newbury

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