



Hatherden Manor
Hatherden, Andover, Hampshire

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A classic grade II listed Georgian farmhouse requiring some modernisation set in beautiful grounds with country views

A charming and substantial period house with separate annexe, located in a delightful setting in the village of Hatherden, backing onto beautiful rolling countryside



4-5
RECEPTION
ROOMS



4-6
BEDROOMS



2-3
BATHROOMS



GARAGE
DOUBLE
CARPORT



1.12 ACRES



FREEHOLD



VILLAGE



4,399 SQ FT



GUIDE PRICE
£1,575,000

The property

Hatherden Manor is an attractive Georgian farmhouse requiring some modernisation set in beautiful grounds with views of the surrounding countryside. The house is believed to date from the 18th century, and is well laid out providing wonderful and stylish light filled accommodation with well proportioned rooms, good ceiling heights and many original features. The property is constructed of brick and flint elevations with a very pretty rendered façade under a slate roof. The entrance hall leads through to a delightful double aspect drawing room with an open fireplace and views across the garden. To the other side of the entrance hall the formal dining room conveniently adjoins the kitchen, and benefits from a large bay window and an attractive inglenook fireplace with wood burning stove. The kitchen/breakfast room is fitted with a range of bespoke wooden units, an Aga range cooker and separate electric hob and oven, a larder, and there is plenty of space for a dining table. The kitchen leads through to a spacious sitting room/family room with a pretty fireplace and wood burning stove. The rear hall leads to a fantastic playroom/garden room, as well

as a utility room and cloakroom. Upstairs there are four bedrooms, including the principal bedroom suite with dressing room, and two bathrooms. In addition there is a separate annexe comprising two bedrooms, bathroom, kitchen and sitting room. There is also an office in the annexe building. Planning permission has been granted for a two storey extension above the existing single storey, Planning Ref: 23/01274/LBWN and also for a single-storey boot room at the rear, Planning Ref: 24/01652/FULLN.

Outside

The property is approached across a gravel driveway providing plenty of parking beside the garage and triple carport. The grounds extend to just over an acre and wrap around the house, and are mainly laid to lawn with two beautiful mature yews flanking the front door on the south-western side. The gardens are surrounded by mature trees, shrubs and hedges, as well as mixed flower borders and wildflower meadows to the rear. There is a terrace area to one side, ideal for outside entertaining and enjoying the rural views across the garden and of the surrounding countryside.



Location

Hatherden Manor is situated in an Area of Outstanding Natural Beauty in the small village of Hatherden, surrounded by beautiful countryside yet highly accessible for road and rail links. The area is criss-crossed with bridleways and footpaths providing superb opportunities for walking and riding. There is an active local community in both Hatherden itself and nearby Wildhern which provide good local facilities including a pub, church and village hall. The nearby market town of Andover provides a wide range of amenities, including a fast train service into London Waterloo, a good range of shops including Waitrose and Sainsbury's, two primary schools and a cinema. There are various other pubs/restaurants nearby including The Fox at Tangley and The Lion at Clanville. Newbury, Hungerford and Winchester are also easily accessible and offer a wide variety of shopping, leisure and educational facilities. Communications in the area are very good with easy access to the A303/M3 at Andover linking with London, Heathrow and Gatwick airports, and the west country. There is a wide range of highly regarded schools nearby.

Distances

- Andover 4 miles
- Hurstbourne Tarrant 5 miles
- Whitchurch 12 miles
- Hungerford 13 miles
- Newbury 16 miles
- Marlborough 17 miles
- Winchester 19 miles

Nearby Stations

- Andover (Waterloo from 68 mins)
- Newbury (Paddington from 40 mins)

Nearby Schools

- Farleigh
- Horris Hill
- Cheam
- Downe House
- Marlborough College
- Winchester College
- St Swithun's





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

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Floorplans

House internal area 3,270 sq ft (304 sq m)

Annexe internal area 1129 sq ft (104 sq m)

Garage internal area 600 sq ft (56 sq m)

Store internal area 71 sq ft (7 sq m)

Total internal area 5070 sq ft (471 sq m)

For identification purposes only.

Directions

SP11 OHL

what3words: //connects.blackouts.scraped

General

Local Authority: Test Valley Borough Council

Services: Mains electricity and water. This property has a private drainage system which may not comply with current regulations. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating:

Main House: E

Annexe: E

Planning Permission:

Interested parties are requested to make their own enquiries of the local planning authority.

Planning References:

23/01274/LBWN

24/01652/FULLN.

Newbury

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