

Hurstbourne Priors House Hurstbourne Priors



**Strutt
& Parker**

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4659 sq ft (433 sq m) | Freehold
6/8 bedrooms | 4 reception rooms
Outbuildings, garaging, annexe | Swimming pool & gardens of about 2 acres
Guide price £2,250,000



A fantastic Georgian home in beautifully landscaped gardens and grounds, in a really convenient location.

The Property

Occupying a coveted edge-of-village position, Hurstbourne Priors House is a handsome period residence of genuine architectural merit, dating from the Georgian era with sympathetic Victorian additions. The principal accommodation is beautifully proportioned throughout, with elegant sash windows and generous ceiling heights that flood the interiors with natural light, creating an atmosphere of effortless grandeur. Unlisted and set within just over two acres of lovingly maintained gardens and grounds, the property offers a rare combination of privacy, space, and accessibility that is seldom found in this highly sought-after corner of Hampshire.

The principal accommodation is over two floors, and of particular note are the elegant reception rooms, including a wonderful drawing room with traditional sash windows, and an open fire place which has built-in bookcases and storage on either side; there is a door out into the rear garden and double doors that link through into the study. The adjacent dining room is also a spacious room overlooking the garden from a generous bay window and has built-in cupboards. The kitchen really is the heart of the house, with a large central island, a four-oven Aga, plenty of bespoke cabinetry, and a separate pantry. The room opens up to breakfast room which is ideal for day to day dining. From the kitchen there is also a useful dual aspect snug/family room. The ground floor accommodation is completed with excellent practical spaces, including a laundry/boiler room and a utility room, along with two cloakrooms. There is also a cellar which provides excellent further storage. A graceful staircase leads up to the first floor where there is a generous and light filled landing giving access to the bedroom accommodation. The principal bedroom suite is to the rear of the house and has walk in wardrobe and en suite bathroom. There are five further bedrooms, two bathrooms and a cloakroom on this level. A further staircase leads to the top floor where there are two further rooms which provide additional study or bedroom space.

Outside

Complementing the house, there are a range of outbuildings, including a double barn style carport, garage and tractor stores, above which is a useful one bedroom annexe/games room.

There is a very pretty brick and flint outhouse, which is now home to the gym and pump room.

The gardens and grounds are a real feature of this property. They have been carefully created and provide a fantastic backdrop. There are sweeping lawns, mature shrub and herbaceous borders, along with a wonderful walled garden which is home to the productive vegetable garden with raised beds and fruit trees. There is a superb traditional glasshouse where a vine, apricot and peach trees are all thriving.

Discreetly tucked away is an excellent heated outdoor pool, with a stone paved surround, along with a brilliant pool house, by Breeze House, which has heating and power and provides great outdoor entertaining space.







Location

Positioned at the boundary of Hurstbourne Priors, a designated Conservation Area, the property enjoys a quintessential English village setting complete with a parish church, a thriving cricket club, and a traditional village green. The surrounding countryside is well regarded among fishing enthusiasts, with both the River Test and River Bourne offering excellent opportunities; the River Bourne flows along the village's eastern boundary.

Two nearby villages are within striking distance via well-kept footpaths. Longparish, approximately 2.2 miles away, and St Mary Bourne, around 2.6 miles distant, each offer welcoming pubs that are happy to accommodate families and dogs alike. The town of Whitchurch, just 2 miles away, caters well for everyday needs with a Co-Op, a Tesco Local incorporating a Post Office, plus a bakery, pharmacy, florist, and a selection of well-regarded cafés.

The region has a strong reputation for education. Nearby options range from Longparish Little School for pre-schoolers through to primary schools in both Longparish and St Mary Bourne, and Testbourne Community School, which holds an Outstanding OFSTED rating. A number of independent schools are also accessible, among them Farleigh, Cheam, St Gabriel's, Winchester College, St Swithun's, Pilgrims, Twyford, Peter Symonds College, Dauncey's, and Marlborough College.

Transport links are excellent. Whitchurch train station, under 3 miles away and reachable in roughly 7 minutes, offers a direct service to London Waterloo in approximately one hour. Newbury, about 15 miles distant, provides fast connections to London Paddington in around 40 minutes. The A34 and A303 are both readily accessible for those travelling by road.



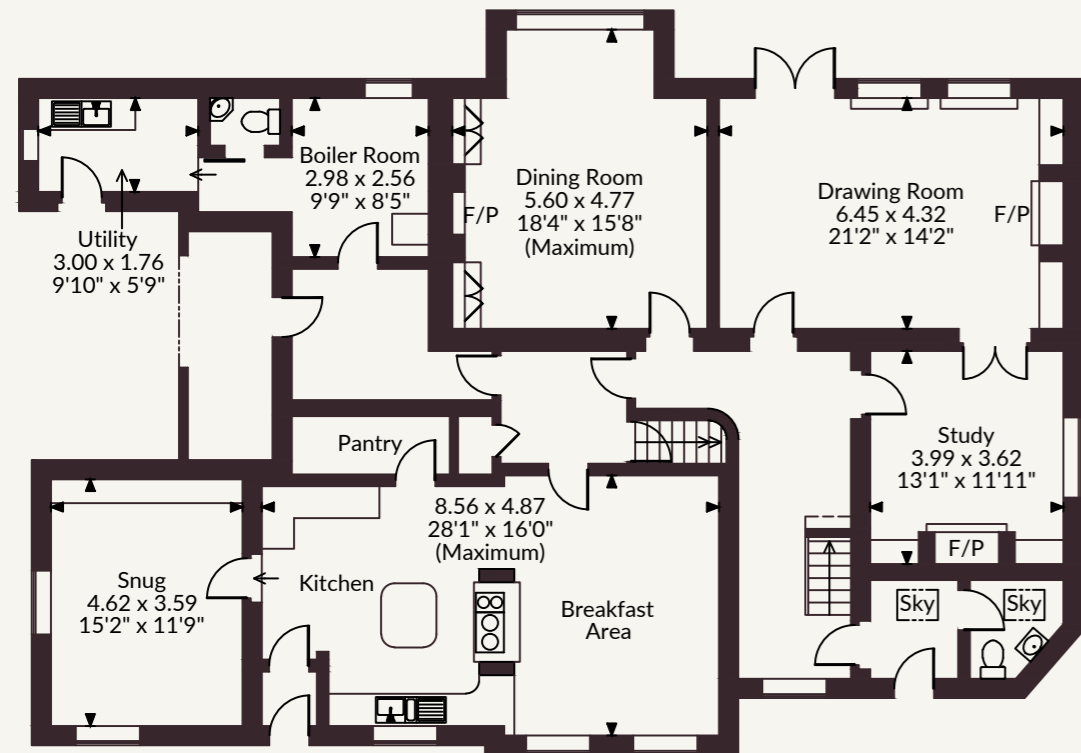
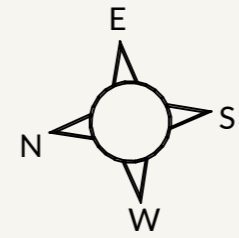
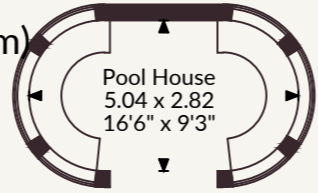
Hurstbourne Priors House, Hurstbourne Priors, Whitchurch

Main House internal area 4,659 sq ft (433 sq m)

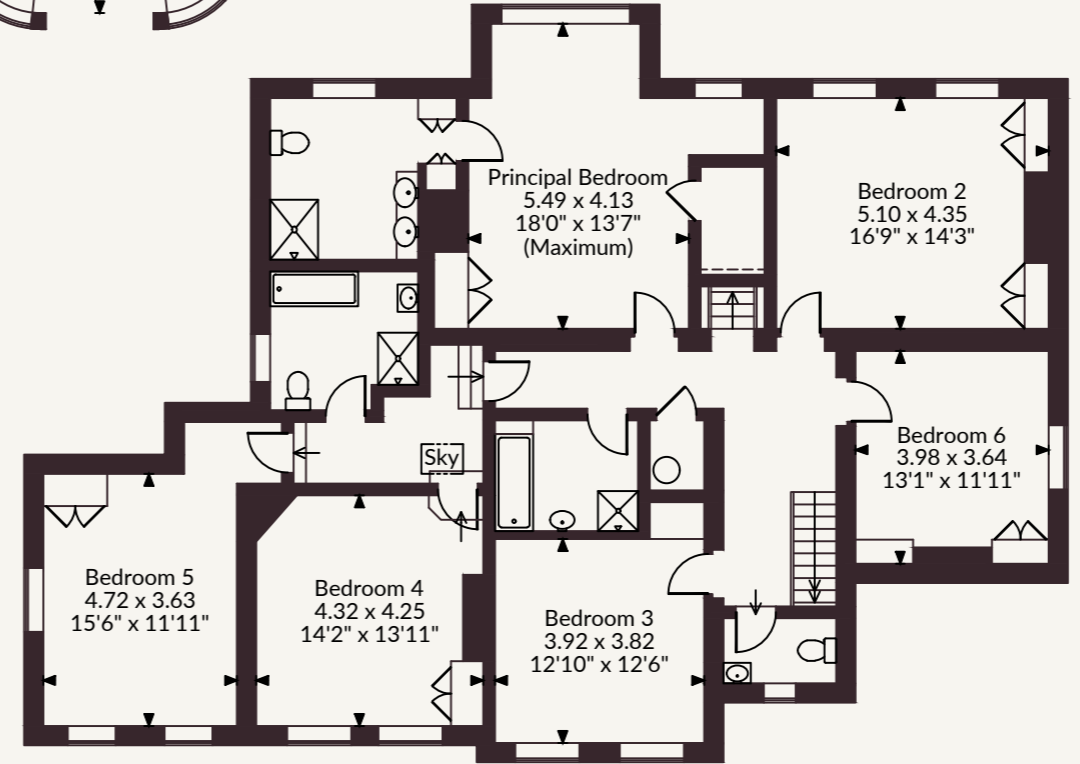
Garage, Double Carport & Store internal area 1,329 sq ft (124 sq m)

Outbuildings internal area 818 sq ft (76 sq m)

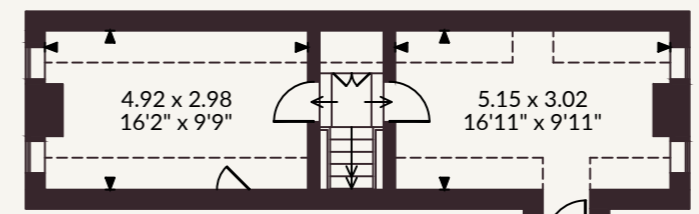
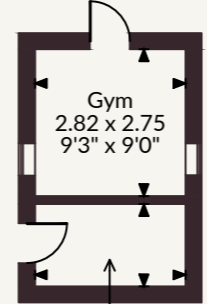
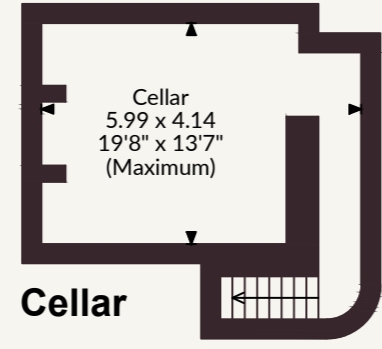
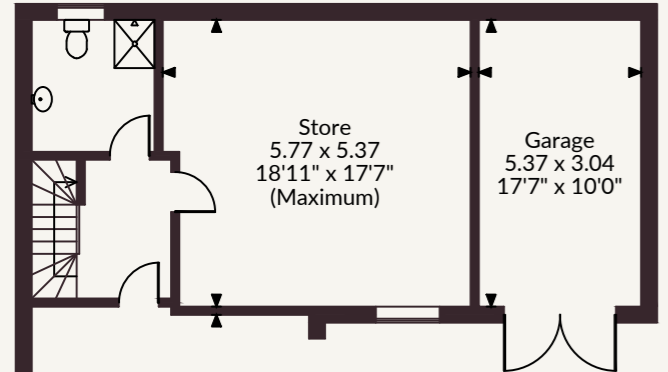
Total internal area 6,806 sq ft (632 sq m)



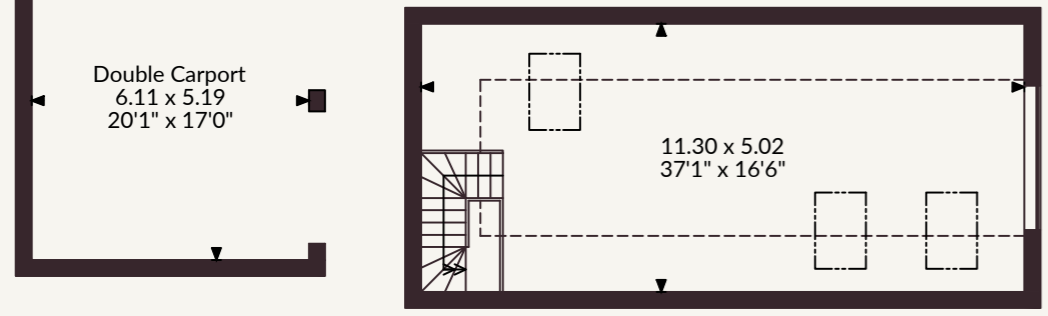
Ground Floor



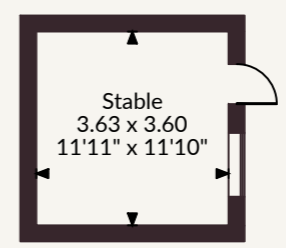
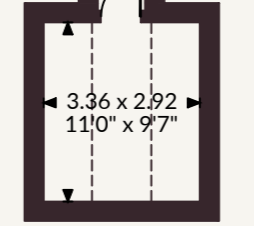
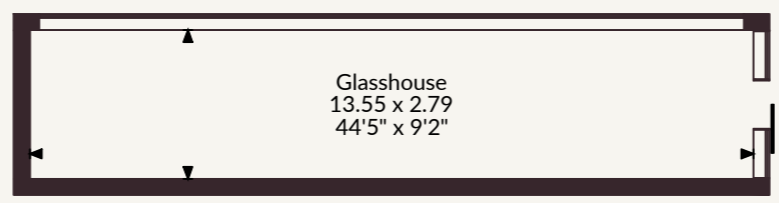
First Floor



Second Floor



Garage First Floor



Winchester

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

□□□□ Denotes restricted head height
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