

Woolbury

Stockbridge



A stunning contemporary equestrian property with stabling, manège, studio annexe and over 6 acres in a scenic Test Valley location

Woolbury, Sandy Down, Stockbridge SO20 6BY

Stockbridge 2.2 miles, Winchester 7.8 miles, Andover 11.0 miles, Southampton 18.8 miles, Salisbury 20.3 miles, A30 (London-Land's End road) 0.6 mile, Winchester station 7.7 miles (London Waterloo 65 minutes), Micheldever station 10.0 miles (London Waterloo from 57 minutes), M3 (Junction 11) 10.0 miles, M3 (Junction 9) 10.5 miles, Southampton Airport 18.9 miles

Features:

Reception hall | Sitting room | Dining room | Study
Games room | Conservatory | Gym | Kitchen/breakfast room
Pantry | Utility room | Boot room | Cloakroom

Principal bedroom with dressing room and en suite bathroom
4 Further bedrooms, 1 with dressing room | Family bathroom
Family shower room

Garden | Double garage with studio annexe over
Stable block with six loose boxes and first floor room over
Five post and rail fenced paddocks | Outbuilding with
kitchenette, W.C., two stores and
open-sided store | Manège

About 6.24 acres in all





The property

Woolbury is a striking contemporary country house, designed by Haddow Partners and completed in 2004. It offers nearly 5,600 sq. ft. of beautifully light-filled living space across three floors, designed for flexible family living and elegant entertaining.

A wide oval reception hall with useful storage and cloakroom opens into the main living areas via gentle curved walls. These include a study with French doors to the garden, a generous dining room, and a triple-aspect games room with a corner fireplace. The bespoke kitchen/breakfast room by Formwork Architects features a central island, curved breakfast bar, AGA, modern integrated appliances, and a walk-in pantry. It opens into a glass-wrapped conservatory with French doors to the terrace and garden. A utility room with cloakroom and an interconnecting boot room complete the ground floor.

Upstairs, a spacious landing with French doors to a balcony leads to a triple-aspect sitting room with a corner fireplace and sweeping views of the valley. Further is a principal bedroom suite featuring a private balcony, a fitted dressing room, and a sleek en suite bathroom. Two additional bedrooms—one with dressing room, the other with a balcony—share a generous family bathroom.

The vaulted top floor is accessed by a spiral staircase and features two further double bedrooms, a family shower room, and a bright galleried gym set above the sitting room. A glass-sided bridge and skylights throughout create a striking architectural centrepiece and a serene sense of space.

Outside

Woolbury sits within beautifully landscaped gardens and paddocks, combining practicality with quiet elegance. A gravelled drive leads to ample parking and a detached double garage with a studio annexe above—ideal for guests, staff or home working. The formal gardens are laid to lawn, framed by mature hedging and stocked borders, with a raised pond and a large landscaped terrace wired for lighting and sound—perfect for al fresco dining. Sweeping views extend over the property's own paddocks and the surrounding 1,500-acre Heath Estate.

The equestrian facilities are set apart from the main house and include an American-style barn with six Loddon boxes, a tack room and secure courtyard. An all-weather manège and post-and-rail paddocks provide excellent riding amenities. A separate outbuilding houses a kitchenette, WC, two stores and an open-sided barn—offering a well-equipped and versatile set-up for private use or future potential.

Location

Woolbury enjoys a peaceful position along a private lane, less than three miles from the desirable market town of Stockbridge. Nestled in the heart of the Test Valley and surrounded by the expansive 1,500-acre Heath Estate, within easy access of Stockbridge Down. The property is ideally placed for rural tranquillity with excellent connectivity. Stockbridge offers a charming mix of independent shops, cafés, restaurants, and pubs, along with a renowned butcher and local hotel. The area is well served by a range of schooling options including Stockbridge Primary and Test Valley Secondary, with nearby independent choices such as Farleigh, Embley, Godolphin, The Pilgrims', St Swithun's, and Winchester College. For commuters, the A30 provides swift access to the A303 and M3, while rail connections from Winchester or Micheldever offer direct services to London Waterloo from 57 minutes. The surrounding countryside offers superb opportunities for walking, riding, cycling, and world-class trout fishing on the River Test.









Directions

Postcode: SO20 6BY

what3words: ///ends.picture.disposing

General Information

Tenure: Freehold

Local Authority: Test Valley Borough Council

Council Tax: Band H

EPC Rating: D

Services: Mains electricity and private drainage. Water is via a private borehole. The property also benefits from underfloor heating throughout, cable broadband and a back-up generator. **Wayleaves & Easements:** The property is offered subject to any existing wayleaves or easements, whether mentioned in these particulars or not.

Planning & Sustainability: Planning approval has been granted for the installation of 42 solar panels in the rear field, with capacity designed to support the electricity requirements of the main house, stables, and annexe.

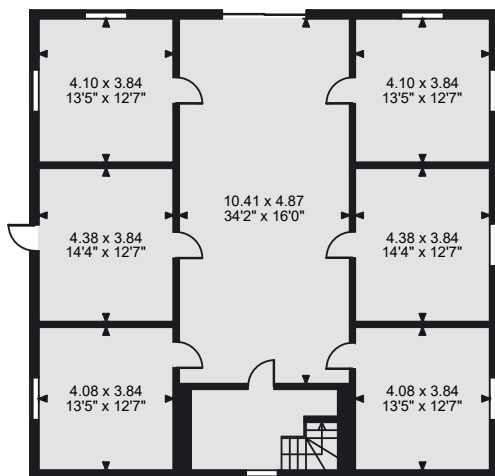


Garage/Flat



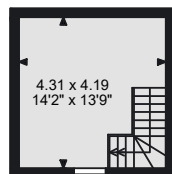
Flat above garage



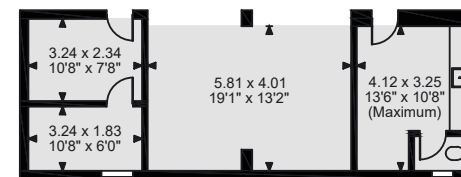
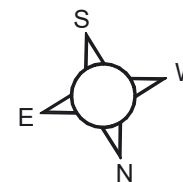


Stable Ground Floor

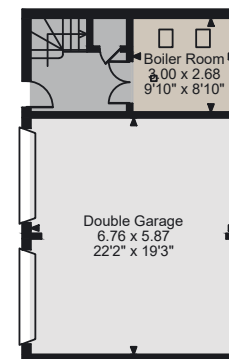
Approximate Gross Internal Area
Main House = 5575 Sq Ft/518 Sq M
Double Garage = 427 Sq Ft/40 Sq M
Stable Building = 1958 Sq Ft/182 Sq M
Annexe(Floor above Garage) = 483 Sq Ft/45 Sq M
Stores = 567 Sq Ft/53 Sq M
Balconys external area = 87 Sq Ft/8 Sq M
Total = 9010 Sq Ft/837 Sq M



Stable First Floor



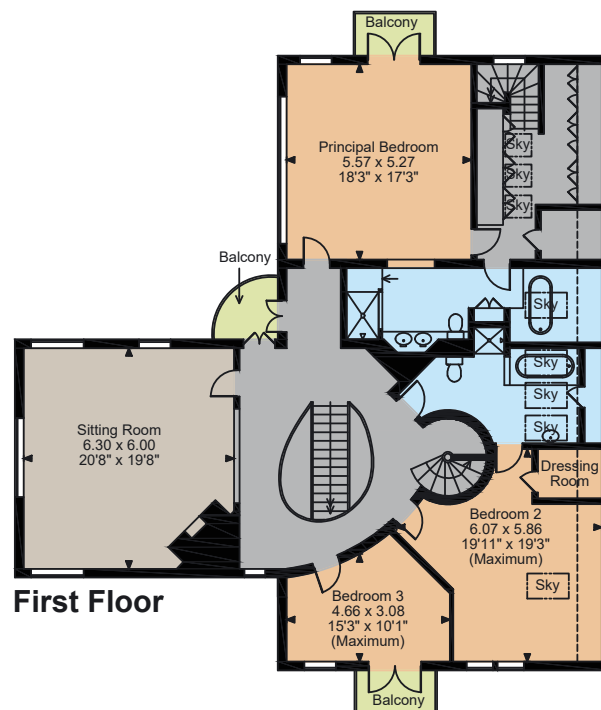
Stores



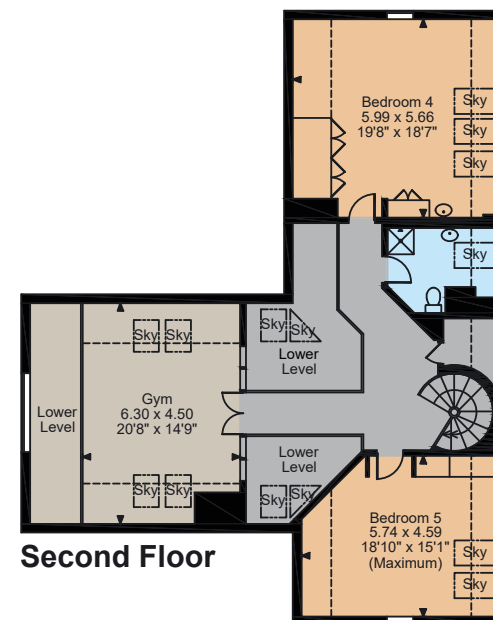
Garage Ground Floor



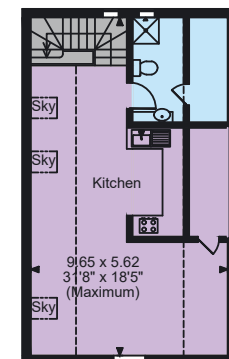
Ground Floor



First Floor



Second Floor



Annexe (Garage First Floor)

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

□□□ Denotes restricted head height

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