



Butlers Farm

St Mary Bourne, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An enchanting Grade II listed farmhouse and tithe barn set in approximately 15 acres in the heart of the Bourne Valley

A fabulous and historic farmhouse which is lovingly maintained and set in beautiful gardens and grounds



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE AND BARNs



APPROX 14.73 ACRES



FREEHOLD



RURAL/ VILLAGE



**3,065 SQ FT +
2,414 SQ FT**



**OFFERS IN
EXCESS OF
£2,350,000**



The property

Butlers Farm is a wonderful rural setting in beautiful gardens in a prime position in the village of St Mary Bourne. The farmhouse has been in the same family for over half a century and in this time the house has been lovingly improved and extended to create a comfortable family home. The house plays host to an array of exquisite period features and detailing including the wonderful old 17th century cruck frame which is evident throughout the original part of the house. There is a delightful drawing room which runs the full width of the house, with an open fireplace and plenty of natural light via the attractive original windows. There is also a cosy sitting room conveniently located next to the farmhouse kitchen. The kitchen is well proportioned and has plenty of space for a breakfast table and has direct access onto the garden terrace. In recent years a new 20ft green oak-framed garden room has given a new dimension to Butlers Farm, with underfloor heating and open views across the beautiful gardens. Upstairs there are four bedrooms and 2 bathrooms.

Outside

Butlers Farm is approached from a quiet village lane onto a gravel driveway providing plenty of parking. The garden is fully mature and wraps around the house with imaginative planting for seasonal display. Fruit trees sit amongst a wildflower meadow. There is a wonderful courtyard style terrace of original York stone which provides a sunny and fun space for outside entertaining. The garden features sweeping lawns including a croquet lawn which was previously a grass tennis court. The generous grounds provide a long green vista from the house and this age-old view sits comfortably with the age and beauty of the farmhouse. The tithe barn is a tremendous asset and offers many opportunities including as a party barn or more traditional use. A positive planning pre-app was obtained for part of the barn to create additional accommodation for a one bedroom, bath, kitchen and reception room annexe. There is also a charming old granary supported on traditional staddle stones.









Location

Butlers Farm is situated on the edge of St Mary Bourne, surrounded by fabulous rolling 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 with Post Office and cafe, primary school, doctors' surgery, two popular pubs, cricket ground, tennis courts and village hall. The property benefits from a beautiful rural location combined with easy access to larger towns and road and rail connections. Nearby Whitchurch provides a wider range of facilities, and Andover and Newbury cater for most other everyday needs. Commuting options are excellent with hourly 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 highly regarded schools in the area including primary schools in St Mary Bourne and Hurstbourne Tarrant, Farleigh, Horris Hill, Cheam, Downe House, Marlborough College, Winchester College and Bradfield College.

Distances

- Hurstbourne Tarrant 2 miles
- Whitchurch 4.5 miles
- Andover 6 miles
- Newbury 12 miles
- Winchester 18 miles

Nearby Stations

- Whitchurch (Waterloo from 59 mins)
- Andover (Waterloo from 68 mins)

Key Locations

- Village shop
- Highclere Castle
- Newbury racecourse

Nearby Schools

- St Mary Bourne Primary School
- Hurstbourne Tarrant Primary School
- Farleigh, Cheam, Horris Hill
- Downe House
- Marlborough College





Approximate Floor Area = 284.8 sq m / 3065 sq ft
 Garage = 36.1 sq m / 389 sq ft
 Outbuildings = 218.7 sq m / 2354 sq ft (Excluding Shed)
 Total = 539.6 sq m / 5808 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88997

Floorplans

House internal area 284.8 sq m / 3065 sq ft
 Garage = 36.1 sq m / 389 sq ft
 Outbuildings = 224.3 sq m / 2414 sq ft (Excluding Shed)
 Total = 545.2 sq m / 5867 sq ft
 For identification purposes only.

Directions

SP11 6EP

what3words: ///butter.obviously.ranches

General

Local Authority: Basingstoke and Deane Borough Council

Services: Mains electricity and drainage. Private water supply.

Oil-fired central heating.

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

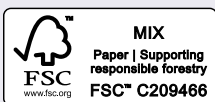
Council Tax: Band H

Newbury

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