



Cold Harbour Farm

St Mary Bourne
Hampshire

A stunning country house in a fabulous setting with wonderful far reaching views of the surrounding countryside

Cold Harbour Farm, St Mary Bourne, Hampshire, SP11 6DJ

St Mary Bourne 0.5 miles, Hurstbourne Tarrant 4 miles,
Whitchurch 3 miles (London Waterloo from 60 mins), Andover 6 miles,
Winchester 16 miles

Features:

Reception hall | Drawing room | Dining room | Sitting room
Study | Kitchen/breakfast room | Utility room
5 Bedrooms | 3 Bathrooms (2 en suite)

Attractive gardens and grounds

Private drive | Open fronted triple-bay garage
Studio and Garden Stores

*£5,500 pcm**



The property

Cold Harbour Farm is a stunning, un-listed country house set in mature gardens and grounds and with fabulous far-reaching views. The gravel drive is bordered in early summer by an incredible display of beautiful Oxeye daisies and wildflowers.

The house has been newly and stylishly decorated using a soft colour palette creating fresh, contemporary interiors. The attractive panelled entrance hall is at the centre of the house and the reception rooms flow from here creating excellent entertaining space. There is a fabulous kitchen/breakfast room with smart bespoke Bulthaup cabinetry, an AGA range cooker, attractive solid oak flooring, and French doors opening onto the south-east facing terrace. The formal dining room leads through to a charming drawing room with a working fireplace and pretty bay window. There is also a useful study, and good-sized sitting room/family room, as well as a cloakroom and utility room.

The main staircase leads to the principal bedroom, with a large en suite bathroom and dressing area. The second bedroom benefits from an en suite and there are three further bedrooms and a family bathroom. There is also a laundry room on the first floor, and all rooms can be accessed from a secondary staircase. The house is filled with natural light and there are wonderful views from most of the rooms.

Gardens and Grounds

The house is situated in an elevated position overlooking the Bourne Valley and the charming garden is situated on the south west side of the house taking advantage of the afternoon and evening sunshine, and views across the valley.

The garden is bounded by an attractive brick and flint wall, and is mainly laid to lawn, edged with mixed herbaceous borders and surrounded by mature shrubs, hedges and trees. There is a delightful and secluded York stone terrace area outside the kitchen and drawing room.



Outbuildings

There is a two storey garden store with studio, along with a triple-bay open fronted garage, as well as various garden stores, and an open sided historic livestock building suitable for covered dining.

Location

Cold Harbour Farm is located in a peaceful rural setting just outside the village of St Mary Bourne with access to wonderful walks and rides. The village offers excellent local amenities including a shop, café, school, doctors' surgery and pub. Nearby Whitchurch provides a wide range of facilities and Andover and Newbury cater for most everyday needs. Commuting options are excellent with direct train services from Whitchurch and Andover to London Waterloo. The A303/M3 and A34/M4 provide easy access to London and the West Country.



Directions

From St Mary Bourne, continue south to The George pub, then turn left into Egbury Road. After 0.5 miles turn left to Egbury. After 0.4 miles turn left to Binley. The property is then a short distance on the left.

What3Words: ///zoomed.translate.hardback SP11 6DJ.

Viewing is strictly by appointment with the agent.

Schools

There are several highly regarded schools in the area including St Mary Bourne, Hurstbourne Tarrant, Farleigh, Horris Hill, Cheam, Downe House, Marlborough College, Winchester College and Bradfield College.

General Information

Local Authority

Basingstoke and Deane Borough Council

Services

Mains electricity. Private water - £399.52/year.

Private drainage. Oil-fired central heating.

Council Tax

Band H

EPC Rating: E

Type: Unfurnished

Holding deposit: 1 weeks rent £1,269

Tenancy deposit: 6 weeks rent £7,615

***Charges:**

The following charges may apply – Preparation of a Non Housing Act Tenancy Agreement £354 (Inc VAT) and Credit Reference per applicant £70 (Inc VAT)

Mobile and Broadband checker:

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

Due to the construction of a new dwelling neighbouring the property, the landlord is willing to offer a rent rebate during the periods where external construction might cause noise disruption. The construction phase is expected to be completed in summer 2026.



Floorplans

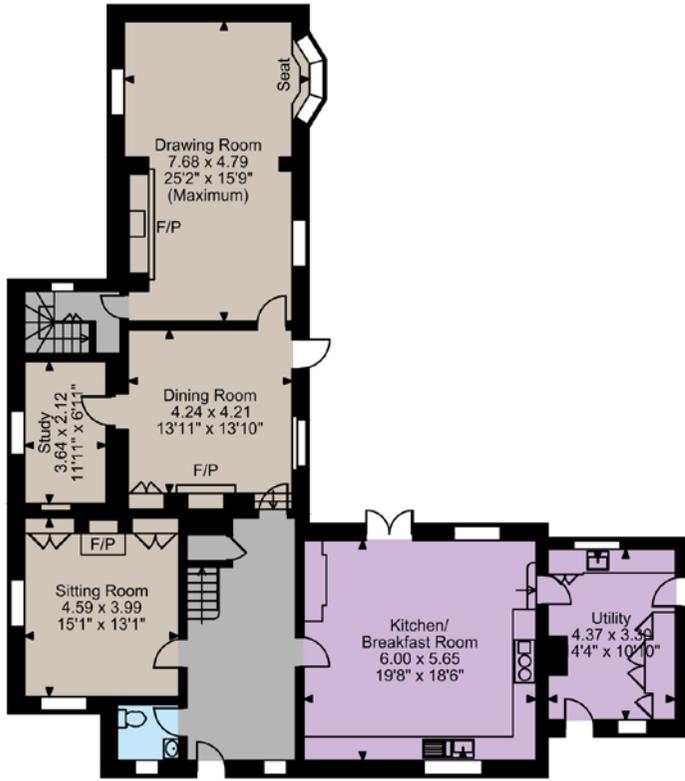
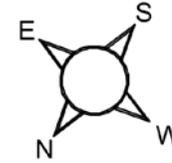
Main House internal area 3,242 sq ft (301 sq m)

Studio and Garden Store internal area 1,288 sq ft (120 sq m)

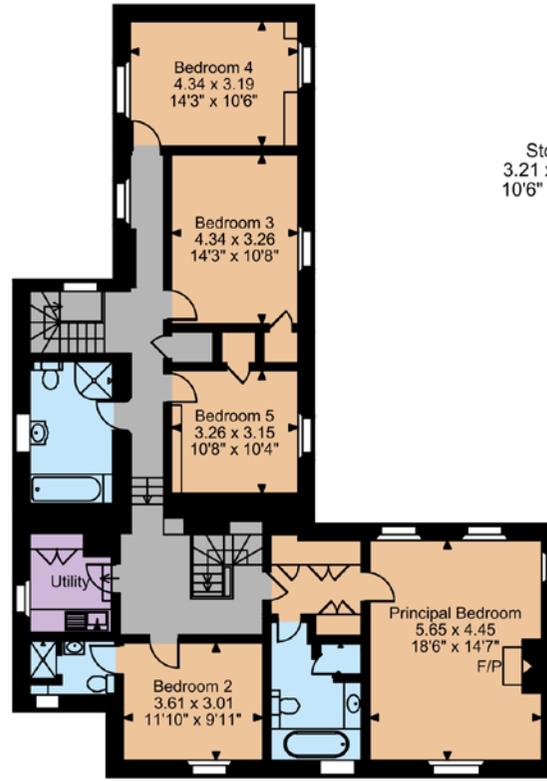
(Quoted Area Excludes 'External Log Store')

Carport internal area 615 sq ft (57 sq m)

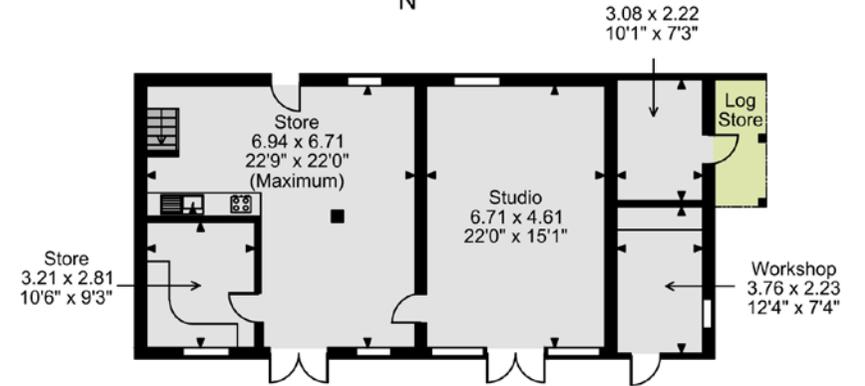
Cow Shed internal area 676 sq ft (63 sq m)



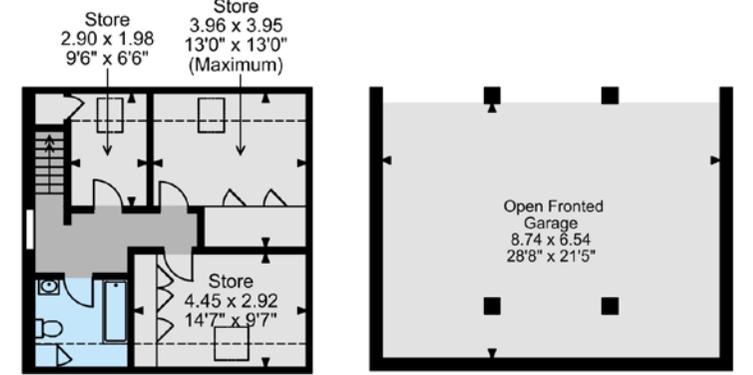
Ground Floor



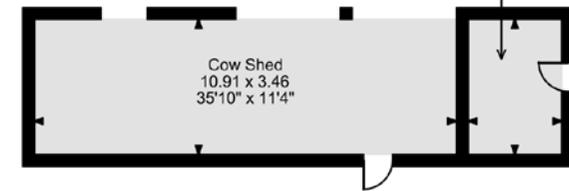
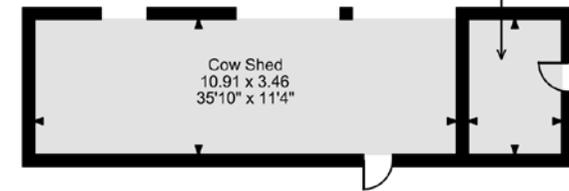
First Floor



Garden Store & Studio Ground Floor



Garden Store & Studio First Floor



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

□□□□ Denotes restricted head height

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