



Ash Hill House, Ash Hill Common, Sherfield English,
Romsey, Hampshire

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& PARKER**

BNP PARIBAS GROUP 

Ash Hill House

Ash Hill Common, Sherfield English, Romsey, Hampshire SO51 6FU

Classical period home in need of renovation

Romsey 6 miles, Stockbridge 12 miles, Salisbury 12 miles, Southampton 15 miles, Winchester 22 miles

Drawing room | Sitting room | Dining room
Study | Kitchen | Larder | Cloak room | Principal bedroom | 5 Further bedrooms | Dressing room
2 Bathrooms | 3 Attic rooms | Cellar | Garage
Outbuildings | About 15 acres | EPC Rating F

The property

This wonderful Queen Anne country house lies in a peaceful and secluded position, and sits centrally in its grounds. Believed to date from the 17th century with later 18th century additions, this Grade II listed house offers an exciting opportunity to create an impressive family home. Ash Hill House is full of period features which include Venetian windows, chamfered beams with ogee stops, dentilled cornice, a fluted ceiling, and open fireplaces throughout.

Arranged over three floors, the ground floor accommodation has excellent ceiling height and comprises a southerly facing drawing room with French doors opening out to the garden, a sitting room, dining room with doors outside, study and kitchen with large pantry. There is also a cloakroom. On the first floor there are 4 large bedrooms with 2 bathrooms and a dressing room. A further 2 bedrooms and 4 attic rooms are located on the second floor.

Outside

There is a large gravel parking area to the front of the house and further parking and a garage attached to the rear. The level gardens surrounding the house have plenty of space to create a tennis court and swimming pool. There are several outbuildings, all requiring updating, but offer numerous possibilities. Paddocks make up the remainder of the land which totals in all about 13 acres.

Location

Ash Hill House is situated close to the village of Sherfield English about 6 miles from Romsey. The village has a shop with a post office, pub, church, garage and recreational ground. Romsey provides for most day to day needs, which include a Waitrose, whilst the cathedral cities of both Salisbury and Winchester provide excellent shopping, restaurants, and cultural amenities.

There are a number of excellent schools in the area; independent prep schools include Farleigh, Pilgrims, Chaffyn Grove and Stroud. Public schools include Winchester College, St Swithun's, Godolphin and Embley Park. Salisbury has also retained its grammar schools for both boys and girls; Bishop Wordsworth for boys and South Wilts for girls.

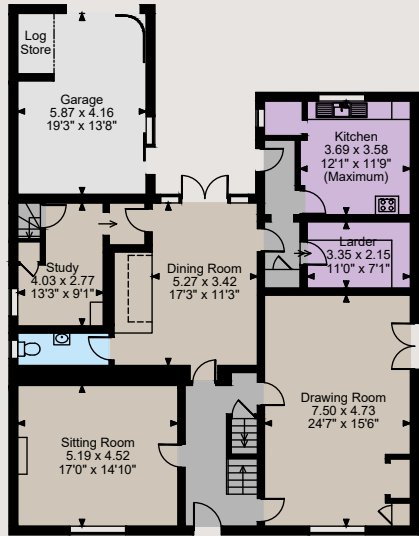
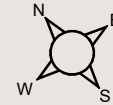
The local surrounding countryside provides an array of sporting amenities. There is fishing on some of the country's renowned chalk streams including the Test. The area provides ample scope for walking and riding both locally and in the New Forest. In addition, there is sailing and other water sports on the south coast and Solent.

Road and rail links are excellent with a regular rail service to London Waterloo from Winchester (from 60 minutes). Access to the M3 and A303 provide fast links to London and the M25 connects to Heathrow, or the West Country. Southampton airport is approximately 18 miles.

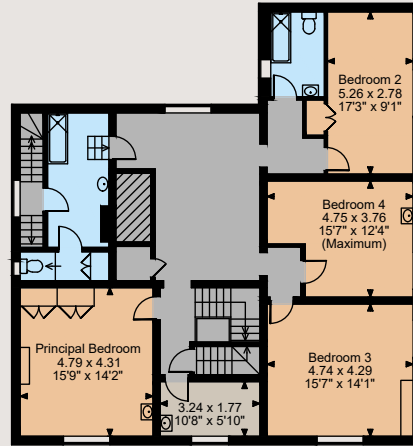




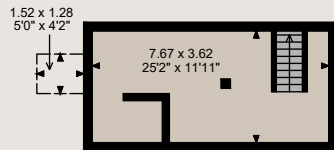
Floorplan
 Main House internal area 4,412 sq ft (410 sq m)
 Garage internal area 263 sq ft (24 sq m)
 Barns internal area 901 sq ft (84 sq m)
 Total internal area 5,576 sq ft (518 sq m)



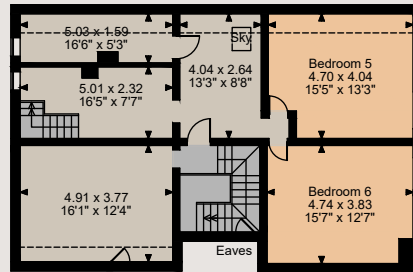
Ground Floor



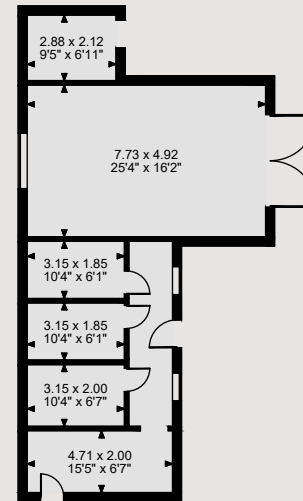
First Floor



Cellar



Second Floor



Barns

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

□ □ □ □ Denotes restricted head height

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Directions

what3words\\\enormous.nooks.modern

General

Local Authority: Test Valley Borough Council
Services: Mains electricity and water, oil fired central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought

Council Tax: Band H

Tenure: Freehold

Guide Price: £1,295,000

Winchester

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Salisbury

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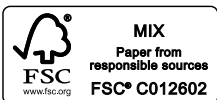
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