



# Oriel College Farm

Upton, Andover, Hampshire

# A beautiful Grade II listed village house in a wonderful rural setting within the Bourne Valley

Grade II Listed house, large tithe barn, formal gardens, outbuildings and stables



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**PARKING AND CAR PORT**



**APPROX 1.93 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,546 SQ FT + 2,053 SQ FT**



**GUIDE PRICE £2,500,000**



## The property

Oriel College Farm is a beautiful brick and flint, period village house set in wonderful gardens, and surrounded by fabulous countryside. The central core of the house dates from the Georgian period, and the property has been extended by the current owners, creating further spacious accommodation. The house benefits from well proportioned rooms and good ceiling heights typical of the Georgian period. There is a wonderful 28' drawing room with large windows providing plenty of natural light and views over the garden, and an attractive open fireplace. The hallway leads through to a smart formal dining room, beyond which is the kitchen. The kitchen is fitted with a range of painted wooden cabinets and an Aga range cooker, and leads through to the charming orangery which has an attractive stone floor and a fantastic outlook across the garden. There is also a laundry room and cloakroom on the ground floor. Upstairs there is a spacious principal bedroom suite, a second bedroom suite with bathroom and dressing room/bedroom 4, as well as a further bedroom on this floor.

## Outside

Oriel College Farm sits in beautiful landscaped gardens which have been cleverly laid out and designed with avenues of mature yew topiary surrounding the main garden which is divided by an attractive thatched cob wall. There are large areas of formal lawns surrounded by herbaceous borders, and mature hedges and trees.

## The Barn

The barn is a fabulous attribute to Oriel College Farm and historically planning permission has previously been granted to convert this into residential accommodation. This permission has now lapsed and if this is a desirable consideration, enquiries should be made with the local planning authority. The barn was totally re-thatched in 2023. In addition there is a range of useful outbuildings including a spacious office/games room with a wine cellar and store. Within this range of buildings there is also an open fronted car port. The stables are currently used for garden machinery and storage.



## Location

Oriel College Farm is situated in the small village of Upton in the Bourne Valley, in an Area of Outstanding Natural Beauty. The village is surrounded by beautiful unspoilt countryside, yet is easily accessible, and the area offers fantastic opportunities for walking, riding, cycling and other country pursuits. The village itself has an active community and is only two miles from Hurstbourne Tarrant which has a highly regarded primary school, shop, church and pub, and St Mary Bourne also has a popular pub, village shop and cafe, and primary school. The nearby market towns of Andover, Hungerford and Newbury provide an extensive range of shopping and leisure facilities, and there are direct train services from Andover, Whitchurch and Newbury into London. There is easy access to the A303/M3 and the A34/M4 linking with London and the west country. There is a wide choice of schools in the area including Farleigh, Horris Hill, Cheam, Elstree, Downe House and Marlborough College, as well as Hurstbourne Tarrant Primary School and Vernham Dean Primary School.

## Distances

- Hurstbourne Tarrant 2 miles
- St Mary Bourne 5 miles
- Andover 7 miles
- Whitchurch 8 miles
- Hungerford 10 miles
- Newbury 13 miles

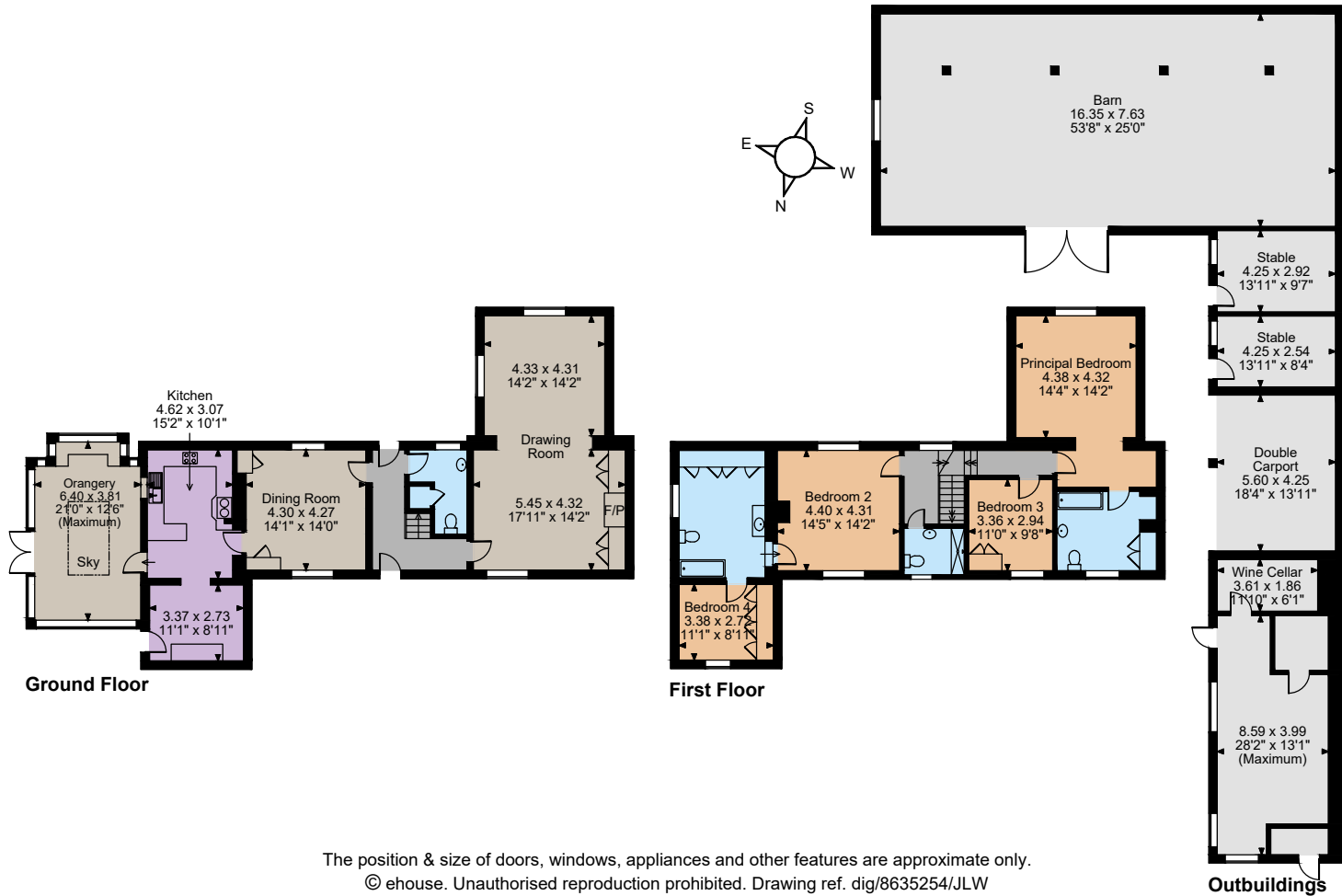
## Nearby Stations

- Whitchurch (London Waterloo 59 mins)
- Andover (London Waterloo 69 mins)
- Newbury (London Paddington from 40 mins)

## Nearby Schools

- Hurstbourne Tarrant Primary School
- Farleigh, Thorngrove, Horris Hill, Cheam
- Downe House
- Marlborough College





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

House internal area 237 sq m (2,546 sq ft)  
 Double Carport internal area 24 sq m (256 sq ft)  
 Outbuildings internal area 191 sq m (2,053 sq ft)  
 Total internal area 451 sq m (4,855 sq ft)  
 For identification purposes only.

## Directions

SP11 0JW  
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## General

Local Authority: Test Valley Borough Council

Services: Mains electricity and water. This property has a private drainage system with a modern treatment plant.  
 Oil-fired central heating.

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

Council Tax: Band H

EPC Rating: TBC

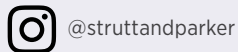
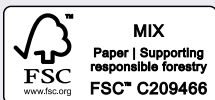
## Newbury

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