

PADDOCK HOUSE

LITTLE DOWN • NR VERNHAM DEAN • HAMPSHIRE



Dreweatt
Neate 

Knight
Frank 



PADDOCK HOUSE

LITTLE DOWN • NR VERNHAM DEAN • HAMPSHIRE

Location, location, location

*A rare opportunity to build a fabulous house, set in a highly desirable
Area of Outstanding Natural Beauty, with good access to communications*

Proposed layout -

- | | | |
|-----------------|----------------------------|---|
| • Entrance hall | • Kitchen / breakfast room | • Garage / games room |
| • Drawing room | • Garden room | • Principal bedroom with adjoining bathroom and dressing room |
| • Dining room | • Boot room | • 4 further bedrooms |
| • Study | • Cloakroom | • 2 family bathrooms |
| | • Stores | |



- Flat comprising bedroom, sitting room, bathroom, kitchen
- Potential lower ground floor including laundry room, billiard room, media room, wine cellar & plant store
- Garden and grounds

In all, approx 3.3 hectares (8.3 acres)
(Additional land may also be available).

Dreweatt Neate
35 London Street, Andover, Hampshire SP10 2NU
Tel: + 44 (0)1264 342342
andover@dreweatt-neate.co.uk
dreweatt-neate.co.uk

Knight Frank LLP
22 High Street, Hungerford, Berkshire RG17 0NF
Tel: +44 (0) 1488 682726
hungerford@knightfrank.com
knightfrank.co.uk

**Dreweatt
Neate** 

**Knight
Frank** 



HAMPSHIRE

Paddock House is situated in the hamlet of Little Down, about 1 mile from Vernham Dean, which has a pub, primary school, kindergarten, village hall, shop and church.

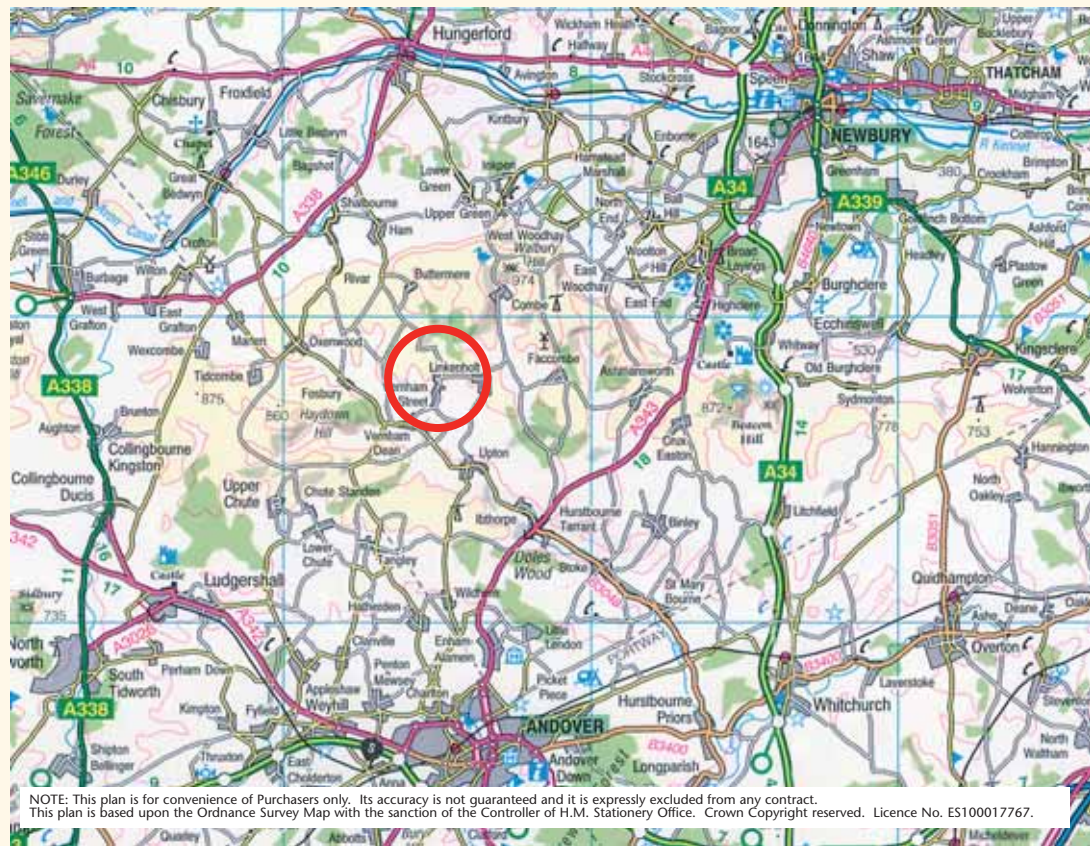
The surrounding countryside is designated an Area of Outstanding Natural Beauty, made up of large agricultural estates and wooded downland and is well served by footpaths and bridleways.

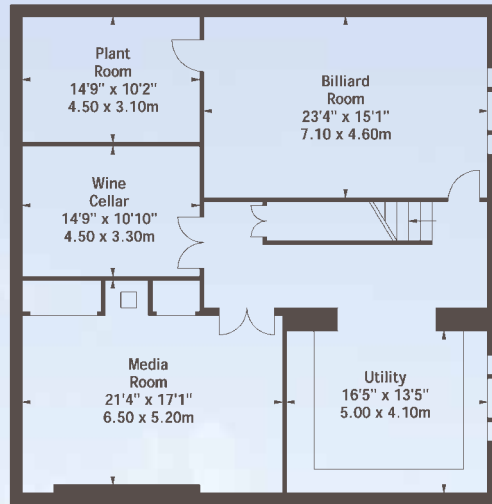




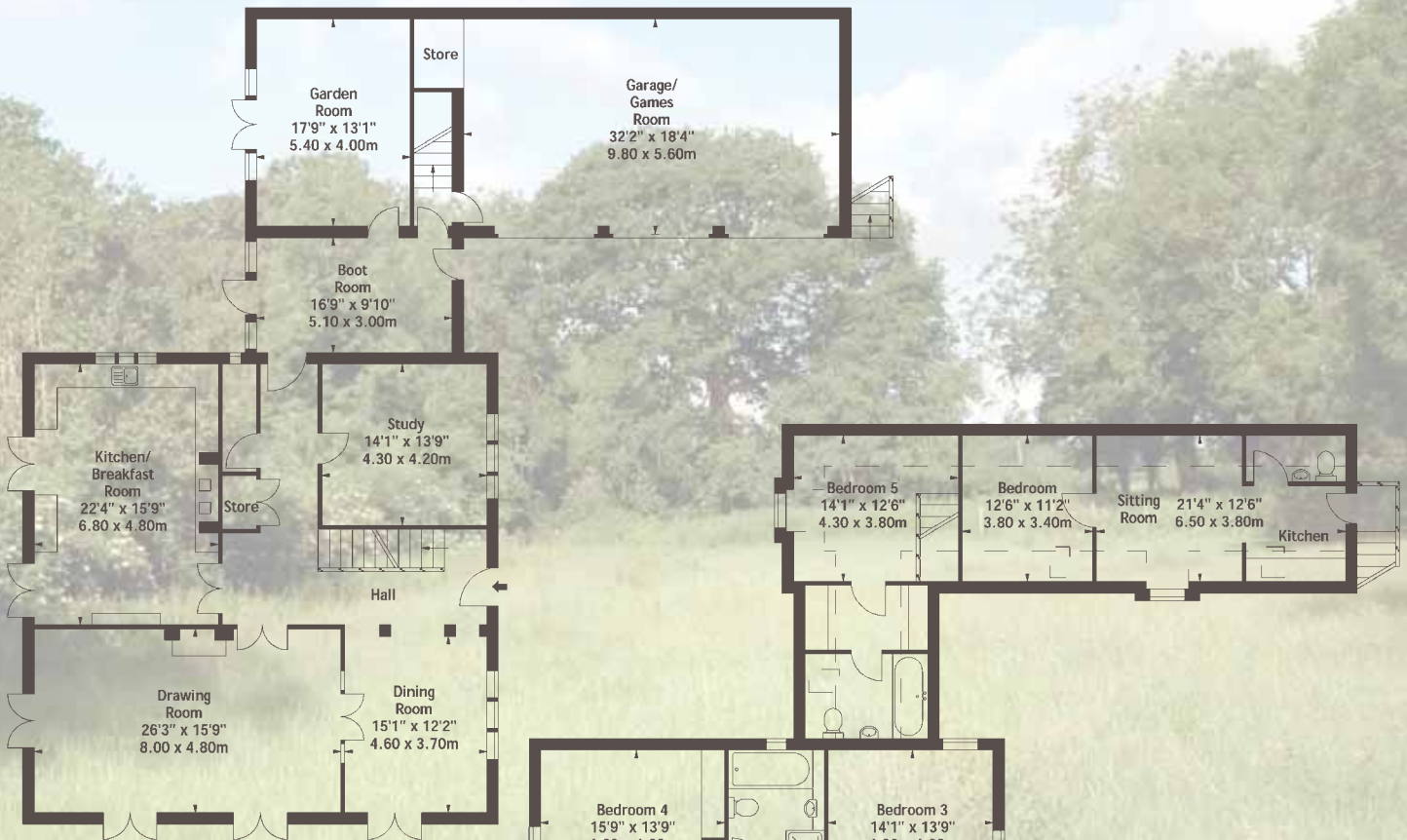
The property is conveniently located for Hungerford, Andover, Newbury and Marlborough with good access to London from the motorway network via the M4, M3 via the A303 or by train from Newbury and Andover.

- Vernham Dean 1 mile
 - Newbury 13 miles
 - Hungerford 9 miles
 - London (Paddington) 45 minutes
 - Andover 10 miles
 - London (Waterloo) 70 minutes
- Distances and times approximate





Potential Lower Ground Floor



Ground Floor

First Floor

Approximate Gross Internal Area:

447.50 sq.m / 4817 sq.ft

(plus potential lower ground floor)

142.79 sq.m / 1527 sq.ft)

This plan is for guidance only and must not be relied upon as statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

FOR SALE FREEHOLD

The land is available for sale with the benefit of this valuable planning consent. Paddock House is designed in a classic Georgian style, by Alex Oliver Associates. In all it amounts to approximately 4800 square feet, (plus the potential lower ground floors of 1537 square feet).

In all approximately 8.3 acres, with potential for further land.

LOCAL AUTHORITY

Test Valley Borough Council:

Tel: +44 (0)1264 368000

POST CODE

SP11 0EF

DIRECTIONS

From Hurstbourne Tarrant (on the A343 between Newbury & Andover) turn right (from Newbury direction) towards Vernham Dean. Pass through Upton and on reaching Vernham Dean, turn right at the George Public House and follow this road into Vernham Street. Continue for approximately 3 miles and take the Linkenholt turning. Paddock House will be found shortly on the right hand side.

VIEWING

Viewing by prior appointment only with the agents.

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement of representation or fact. Knight Frank & Dreweatt Neate has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of Knight Frank or Dreweatt Neate or the seller.
2. Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information given.

Particulars dated: July 2007.

Photographs dated: June & July 2007.

Reference: NRL/247523.



