

YEW TREES

PENTON MEWSEY • HAMPSHIRE







YEW TREES

**NEWBURY HILL • PENTON MEWSEY
ANDOVER • HAMPSHIRE • SP11 0RW**

*A magnificent Georgian style south facing house
in a glorious parkland setting*

Andover 3 miles (London Waterloo from 69 minutes)
Newbury 16 miles (London Paddington 50 minutes)
Salisbury 20 miles • Winchester 21 miles • A303 1 mile • M3 (J8) 18 miles
(all distances and times are approximate)

Reception hall • Drawing room • Dining room
Bespoke kitchen and breakfast room • Library • Snug • 2 Cloakrooms • Boot room

Master bedroom with dressing room and en suite bathroom

5 further bedrooms (2 with adjoining bathrooms) • Further bathroom

2 bay oak framed garage with annexe/office above

Garden & Paddock

In all, approximately 4.41 acres



Carter Jonas
127 Mount Street
London W1K 3NT
+44 2074 930 676
mayfair@carterjonas.co.uk

9a Jewry Street, Winchester,
Hampshire SO23 8RZ
+44 1962 842 742
winchester@carterjonas.co.uk



Knight Frank LLP
55 Baker Street,
London W1U 8AN
+44 2078 611 080
edward.cunningham@knightfrank.com

22 High Street, Hungerford,
Berkshire RG17 0NF
+44 1488 682 726
nick.loweth@knightfrank.com

[knightfrank.co.uk/hungerford](https://www.knightfrank.co.uk/hungerford)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Location

The village of Penton Mewsey is situated approximately three miles North West of the Hampshire market town of Andover. Renowned for its equestrian connections, it also has a most attractive village cricket green with adjoining tennis courts. There is also a church and a public house with more local amenities available in the nearby villages of Weyhill and Charlton.



This part of north Hampshire is renowned for its attractive villages and countryside and is beloved of walkers and riders alike, with the upper reaches of the Test Valley providing fishermen with sport. To the north, Chute Forest and the Wiltshire Downs are criss-crossed with ancient long distance paths and provide an area rich with opportunities for a range of country pursuits.



The nearby town of Andover and cities of Salisbury and Winchester offer a comprehensive range of shopping, recreational and leisure facilities.



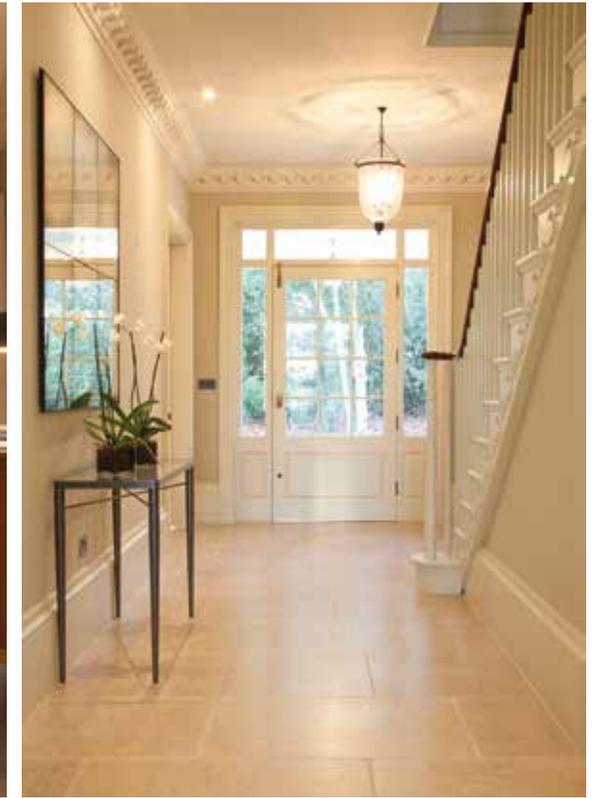
There are a number of highly regarded independent schools in the area including Rookwood School in Andover (approximately 2 miles) and Farleigh and Cheam preparatory schools (approximately 4 and 15 miles respectively). Towards Salisbury there is The Godolphin School and Chafyn Grove. Towards Newbury there is Thorngrove, Horris Hill and St Gabriel's.

Additionally, there are well renowned secondary schools in Newbury, Andover and Winchester. Nearby public schools include Winchester College, Marlborough College, Downe House Radley College but to name a few.



There are mainline railway stations at Andover (to London Waterloo from 69 minutes) and Newbury (to London Paddington in just under an hour). The A343 Andover to Newbury road is close, providing access to both the A303 and A34 and allowing convenient access to London (via the M3), the West Country and the North as well as connecting with the M4 motorway at junction 13.





Yew Trees

The house has been built by Sherbourne Developments Limited, a leading developer of classical, traditional, rural country houses in Wiltshire, Hampshire and Berkshire. Yew Trees is situated on the outskirts of Penton Mewsey and occupies a fine position with a good southerly aspect over its own gardens, paddock and the surrounding countryside.

The property has been built to a high standard of specification with great attention to detail. The brick and flint elevations comprise handmade bricks with flint panels and elsewhere the property has lime mortar rendered elevations. Bath stone has been used for the cills, coping stones and porch. The roof is handmade pane tiles and reclaimed welsh blue/grey slates.

The kitchen, with an electric Aga, is a particular feature with its very high quality of finish, southerly aspect and large double doors leading out to the terrace. The standard of bathroom fittings throughout all benefit from bespoke fittings and provide a real touch of luxury.

Key features include:

- Mahogany French polished handrails
- Under-floor heating on the ground floor and to all bathrooms
- Quartz worktops by Caesarstone
- Lime stone and marble flooring

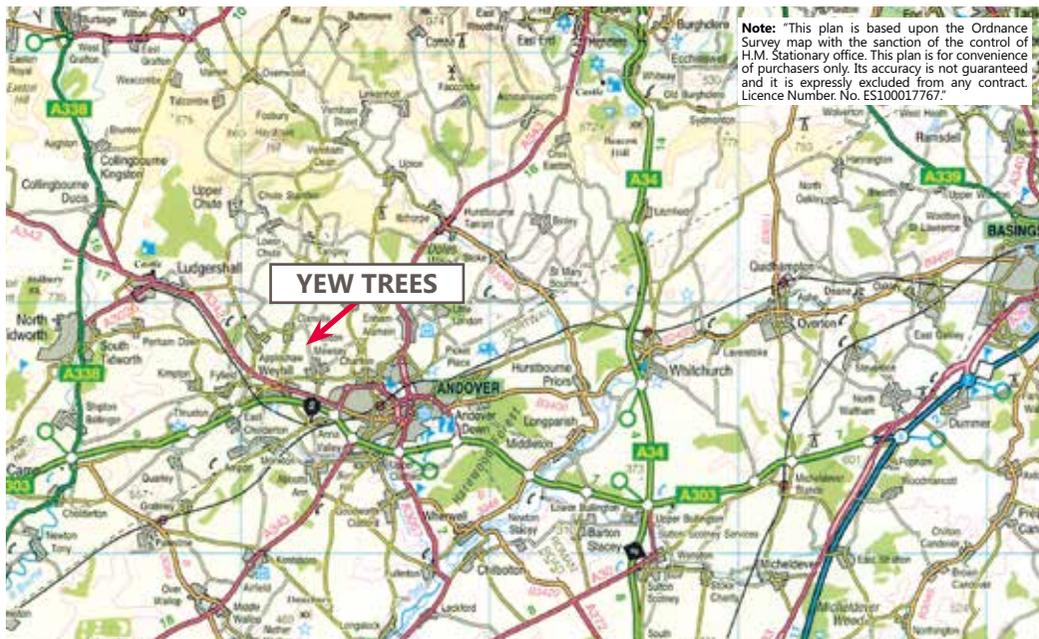
- Stone and marble showers
- Lefroy Brooks sanitary ware in nickel
- Paints: Sanderson, Paint Library, Farrow & Ball
- Chandelier: Porta Romana
- Wallpaper: Lewis & Wood
- Carpet: Alternative flooring, Sandringham Carpets, Blenheim Carpets
- Panelled Mirror: Looking Glass of Bath
- Pendent lighting in the kitchen: BTC French House
- Lighting: Vaughan, Holloways of Ludlow
- Light switches: Forbes & Lomax

Outside

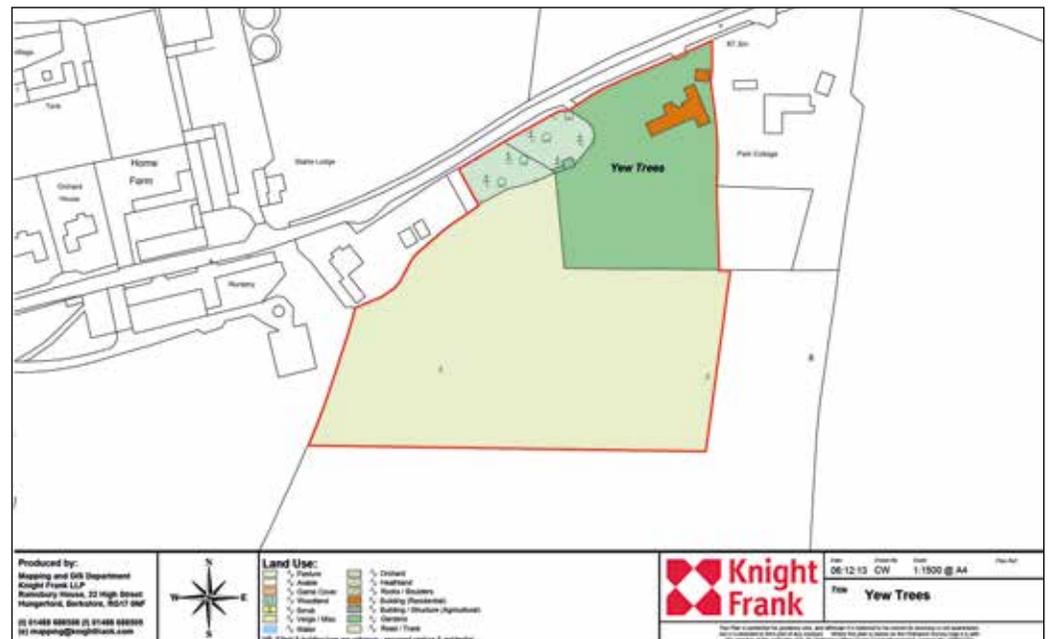
The property is approached through wrought iron 'Parkland' gates into a courtyard with a gravel driveway leading to the house and garage and also provides access to the fields beyond. The garage has a very useful room above suitable for use as an annexe or office.

The gardens to the front have been carefully planted and brick and flint walls provide privacy. There is a line of mature trees on the northern front boundary screening the property from the country lane.

The most attractive gardens to the rear which adjoin the paddock have been well planted and landscaped. The paddock beyond is ideal for ponies and it should be noted that there is a nearby livery for equestrian enthusiasts. The paddock, which is in a parkland setting, is enclosed by post and rail fencing.



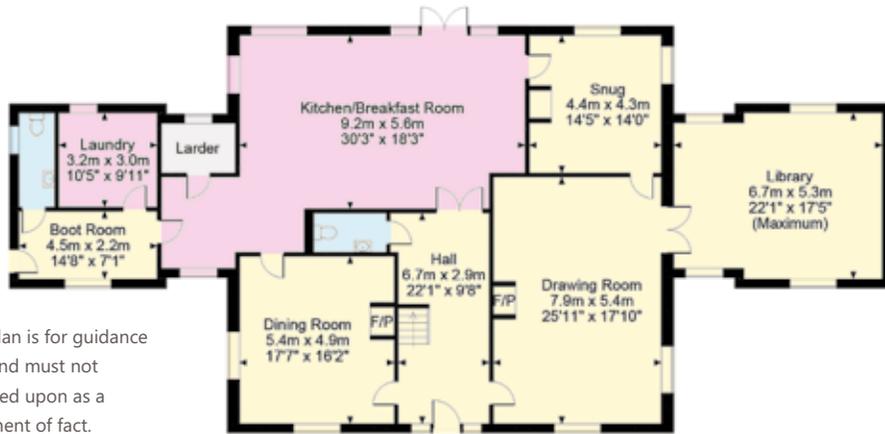
Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. ES100017767"



YEW TREES

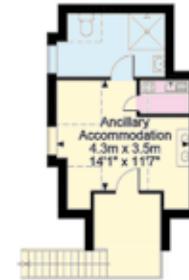
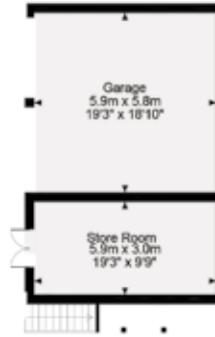
Approximate Gross Internal Area

Main House = 5,876 sq ft / 546 sq m
 Garage = 363 sq ft / 34 sq m
 Store Room = 188 sq ft / 17 sq m
 Ancillary Accommodation (includes restricted head height) = 247 sq ft / 23 sq m
 Total = 6,565 sq ft / 610 sq m



Ground Floor

Ground Floor

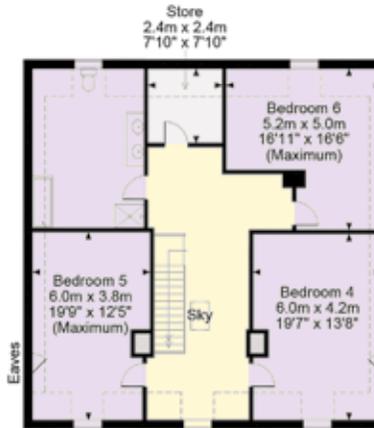


Proposed Layout

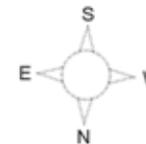
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



First Floor



Second Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Services

Oil fired central heating with under floor heating (specified rooms). Mains water and electricity.

Viewing

Strictly by appointment with the Joint Sole Agents Knight Frank and Carter Jonas.

Tenure

Freehold

Local Authority

Test Valley Borough Council
 T: 01264 368000
 Council Tax: Band H

EPC Rating:

Band B

Directions

From Winchester follow the A34, exit onto the A303 in a westerly direction for 9.5 miles. Take the A342 signposted Marlborough/Devizes. After 0.7 miles turn right into Short Lane and follow the signs for Penton Mewsey. Pass the cricket green on your left and The White Hart Inn on your right and follow the road around to the right (Newbury Hill) where Yew Trees will be found on the right hand side.

From London take the M3 motorway and exit at junction 8 onto the A303. Continue for 19.6 miles before you get to the A342 signposted Marlborough/Devizes. Then follow directions as above.

Important Notice

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Strutt and Parker in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: The VAT position relating to the property may change without notice.

Brochure dated: December 2013.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. Designed and printed by Kingfisher Print and Design. Tel: 01803 867087.

