

STANDEN HOUSE

CHUTE STANDEN • HAMPSHIRE/WILTSHIRE BORDER







STANDEN HOUSE

CHUTE STANDEN • HAMPSHIRE/WILTSHIRE BORDER

A beautiful Grade II listed country house in a stunning parkland setting

Distances

Andover 7 miles (London Waterloo from 71 minutes) • Hungerford 11.7 miles (London Paddington from 69 minutes) • Newbury 17 miles
Marlborough 15.5 miles • Central London 76 miles • Heathrow Airport 60 miles • Southampton International Airport 37 miles • (All distances and times approximate)

Main house

Reception hall • Inner hall • Drawing room • Dining room • Family room/snug • Media/games/music room • Kitchen/breakfast room
Boot room/family cloak room • Pantry • Gymnasium • Wine cellar • Three separate private offices with bathroom

Master bedroom suite with dressing room and en suite bathroom, one further dressing room

Two main guest suites both with en suite bathroom, one with dressing room

Two further bedrooms with en suite bathrooms • Five further bedrooms with three further bathrooms

Outdoor facilities

Stable Cottage with two bedrooms • Garden Cottage with three bedrooms and a private garden

Excellent equestrian facilities • Stable yard with seven loose boxes and feed store • 60m x 30m outdoor manège

Two separate walled gardens • Covered swimming pool with separate changing room • Tennis court • Garage block • Implement store

Grounds

Parkland post and railed paddocks • Woodland with ride • Direct access to bridleways

In all about 40.74 acres



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.

Wiltshire/Hampshire Border

Standen House sits in beautiful countryside on the edge of Chute Standen, a small hamlet about 7 miles to the north west of Andover and 11.7 miles south of Hungerford.

Schooling

There are a number of excellent nearby private schools including Cheam, Farleigh, Horris Hill, Thorngrove, Forest Hill, Marlborough College, Bradfield College, Downe House, St. Mary's Calne and Eton.

Communications

There is an excellent train service from Andover to London Waterloo taking from 1 hour and 8 minutes. Alternatively, there is a train link from Great Bedwyn (8 miles) and Newbury (15 miles) to London Paddington taking around 1 hour 14 minutes and 56 minutes respectively. The property is well positioned for travelling to London and the rest of the country by car with the M4 (Junctions 13 & 14) within around 21 miles and the A303 about 7 miles away leading to the M3 (Junction 7/8) about 24 miles away.

Shopping

Along with nearby farm shops, extensive shopping along with supermarkets and restaurants can be found in Andover, Hungerford and Marlborough.

Recreation

There is horse racing at Newbury, Ascot and Salisbury with golf courses at Andover, Overton, Newbury and Leckford. The surrounding countryside is renowned for its excellent walking and riding with an adjacent bridleway being accessed directly from the property. There is a choice of local hunts, pony clubs and dressage venues nearby together with Andover Riding school only 6.5 miles away. The area is renowned for its excellent pheasant shooting with a number of excellent shoots nearby as well as first class chalk stream fishing on the nearby Anton, Test and Kennet rivers.







Standen House

With the principal part of the house dating from the 16th century, Standen House has significant Georgian additions. Set in a wonderful south facing secluded position overlooking its own parkland along with surrounding farmland and woodland, the house is constructed of brick under a tiled roof.

Owned by the present owners for around 30 years the house has been well maintained and provides flexible accommodation ideal for entertaining as well as everyday family living.









Ground floor

The rooms flow effortlessly around the beautiful central reception hall. There are period features throughout the house including ornate cornicing, large sash windows, herringbone wood floors and intricately carved fireplaces. The house is entered through the semi-circular entrance hall with double doors into the reception hall which includes two separate seating areas with fireplaces at either end.

The principal reception rooms comprise a large well-proportioned west facing drawing room with French doors to the outside, 'snug', large games/music room with raised stage, dining room with bay window and fitted cabinetry and large kitchen/breakfast room with Aga, fitted cupboards, central island with granite top, fitted appliances, breakfast area and pantry. There is also a good sized boot/cloakroom adjoining the kitchen and

three separate downstairs WC's. There is a secondary staircase leading from the boot room to the first floor.

The east wing, with its gymnasium, double garage, laundry room and separate garage on the ground floor, has two first floor studies and an estate office (with en suite bathroom). This area was formerly an integrated flat and could easily be converted back for this use.



First floor

From the ground floor a fine oak staircase with carved newell posts with finials in the shape of baskets of flowers rises to a half landing before continuing to a large central landing with a raised seating area.

On the first floor there is a large master bedroom suite in the south western corner of the house overlooking the garden and grounds with en suite bathroom and dressing room. The master bedroom suite enjoys a further separate dressing room across the landing. The remainder of the first floor comprises two guest bedroom suites both with adjoining bathrooms, two further bedrooms, two family bathrooms and a linen cupboard.

Second floor

The second floor comprises a number of flexible rooms ideally suited for family guest accommodation and includes three further bedrooms along with two sitting room/bedrooms and two bathrooms. There are also two attic store rooms.

Cellars

There is access from the outside down to the cellars which house the boiler room, stores and wine store.





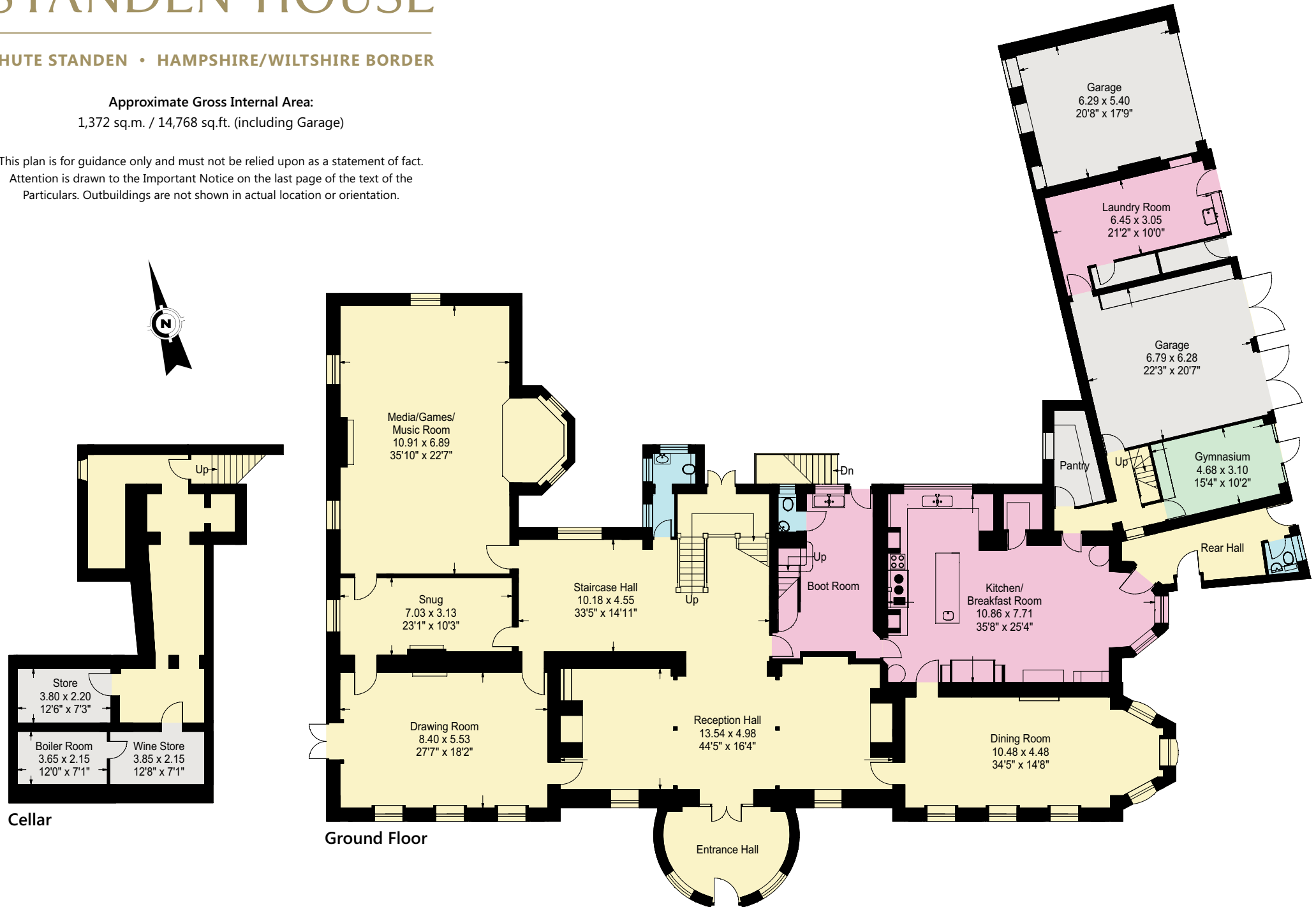
STANDEN HOUSE

CHUTE STANDEN • HAMPSHIRE/WILTSHIRE BORDER

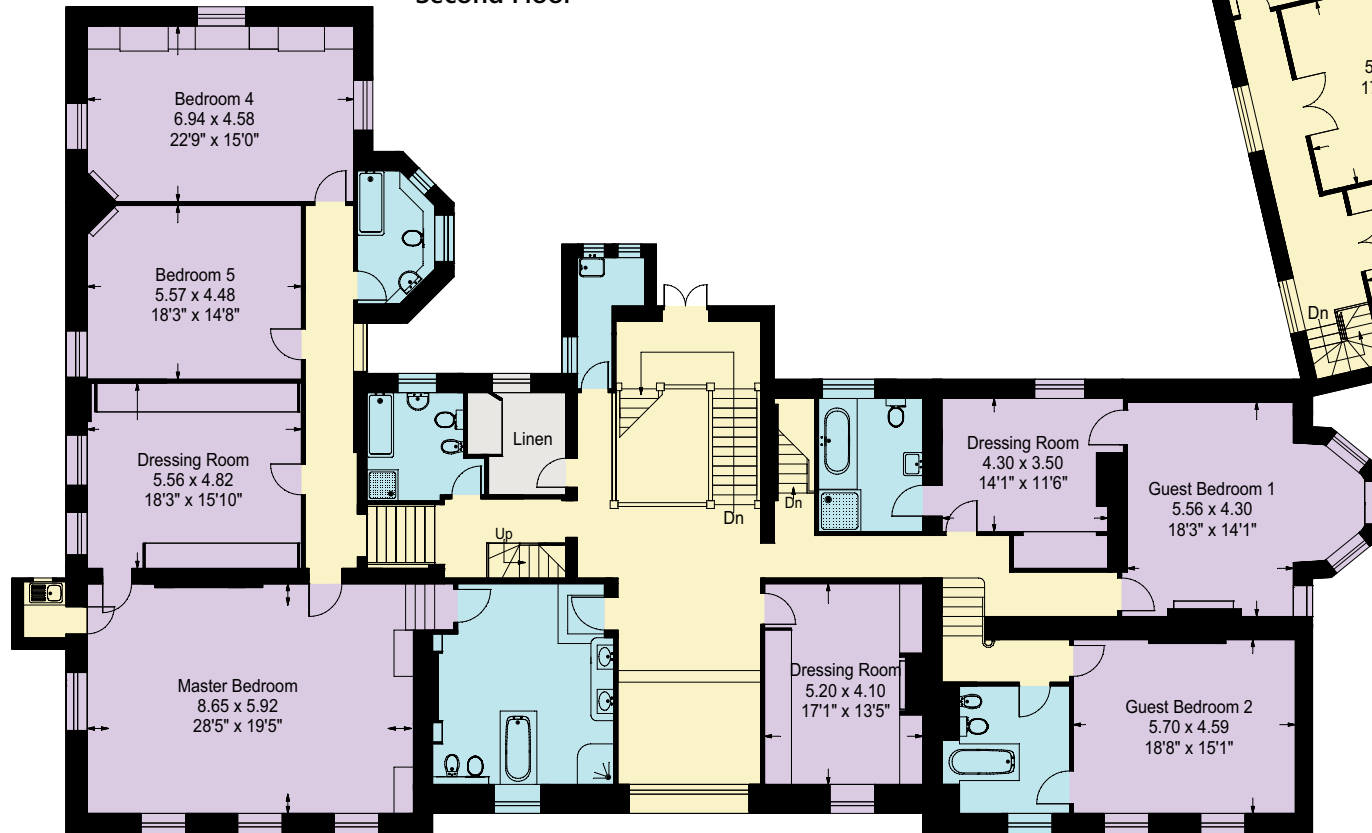
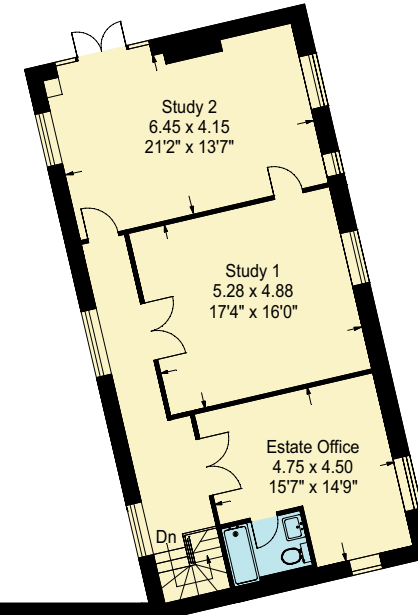
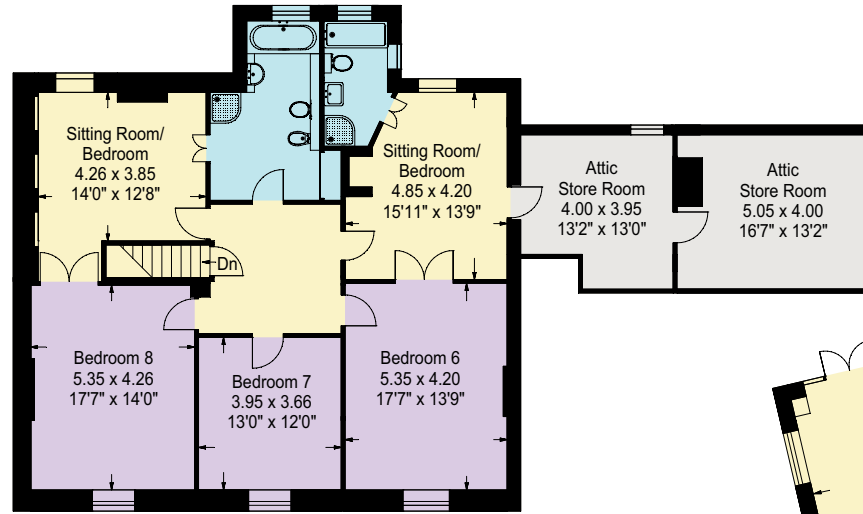
Approximate Gross Internal Area:

1,372 sq.m. / 14,768 sq.ft. (including Garage)

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 text of the Particulars. Outbuildings are not shown in actual location or orientation.



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



First Floor



Garden and grounds

The garden and grounds at Standen House are beautiful with exceptional mature trees dotted throughout the gardens and parkland.

The formal gardens consist of a thatched walled garden with lawns, herbaceous borders, rose beds, orchard and a rose walk leading to the swimming pool with its concertina roof making it flexible for use as an outdoor pool or indoor pool. There is a changing pavilion along with swimming pool pump and filter system.

The second walled garden, known as the knot garden, comprises clipped box hedging, lawned areas, vegetable garden and green house as well as espalier fruit trees along the walls of this garden.

To the north and west of the house are lawned gardens and a water garden with stream and waterfall flowing into the pond. A hard tennis court with tennis pavilion is located in the garden.



Land

Standen House is set in the middle of beautiful parkland. The area to the south of the house, seen on the approach, provides a beautiful open vista with mature trees. The area to the north of the house is divided into nine post and rail paddocks, all with water troughs, providing excellent grazing. The paddocks are protected by a large belt of trees wrapping around the western and northern border of the estate.

Stable View Cottage

To the north of the stable yard, Stable View is a single storey building constructed of brick under a tiled roof and comprises an open plan sitting room and kitchen area, master bedroom with en suite bathroom and a second bedroom along with a family bathroom. Stable View provides flexible accommodation ideal for guest or staff and can be divided accordingly.

Garden Cottage

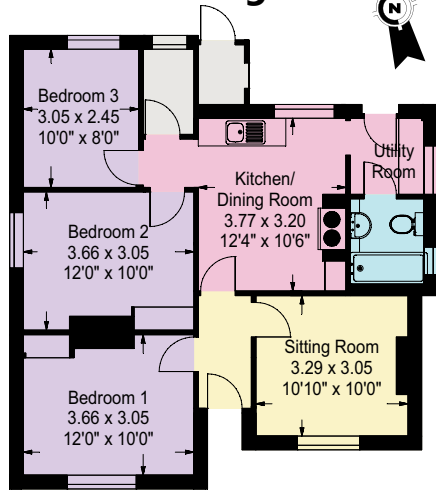
Also built of brick under a tiled roof, Garden Cottage contains a kitchen/dining room with utility room and family bathroom, sitting room and three bedrooms. It is set within its own private garden.

Stable yard

The original stable yard building is believed to be Georgian and beautifully constructed of brick and flint containing two loose boxes and a tack room. There are a further 4 stables as well as a separate wash box.



Garden Cottage

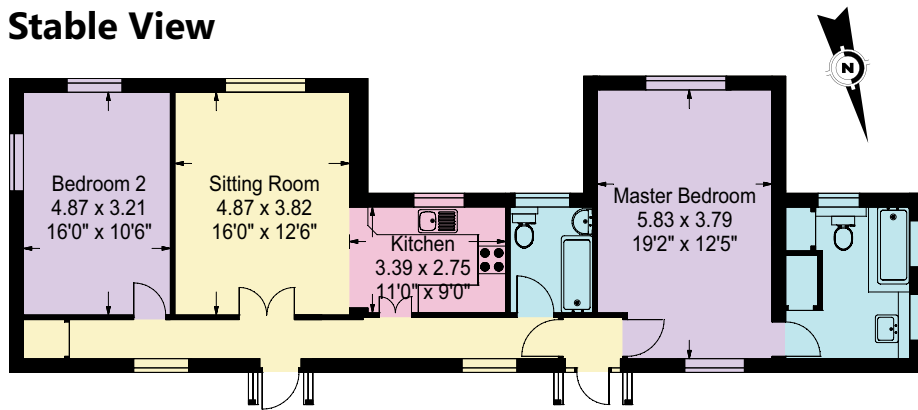


- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage
- Recreation

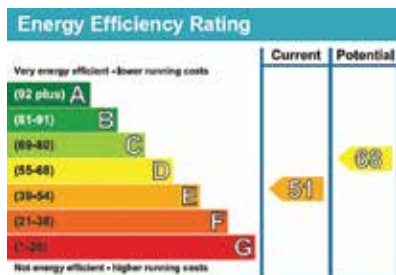
Approximate Gross Internal Area:
 Stable View Cottage: 91 sq.m. / 980 sq.ft.
 Garden Cottage: 69 sq.m. / 743 sq.ft.



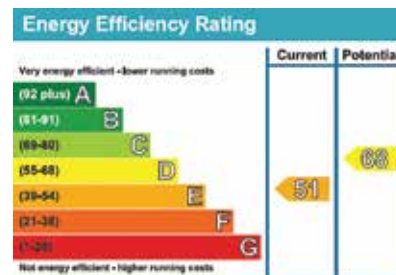
Stable View



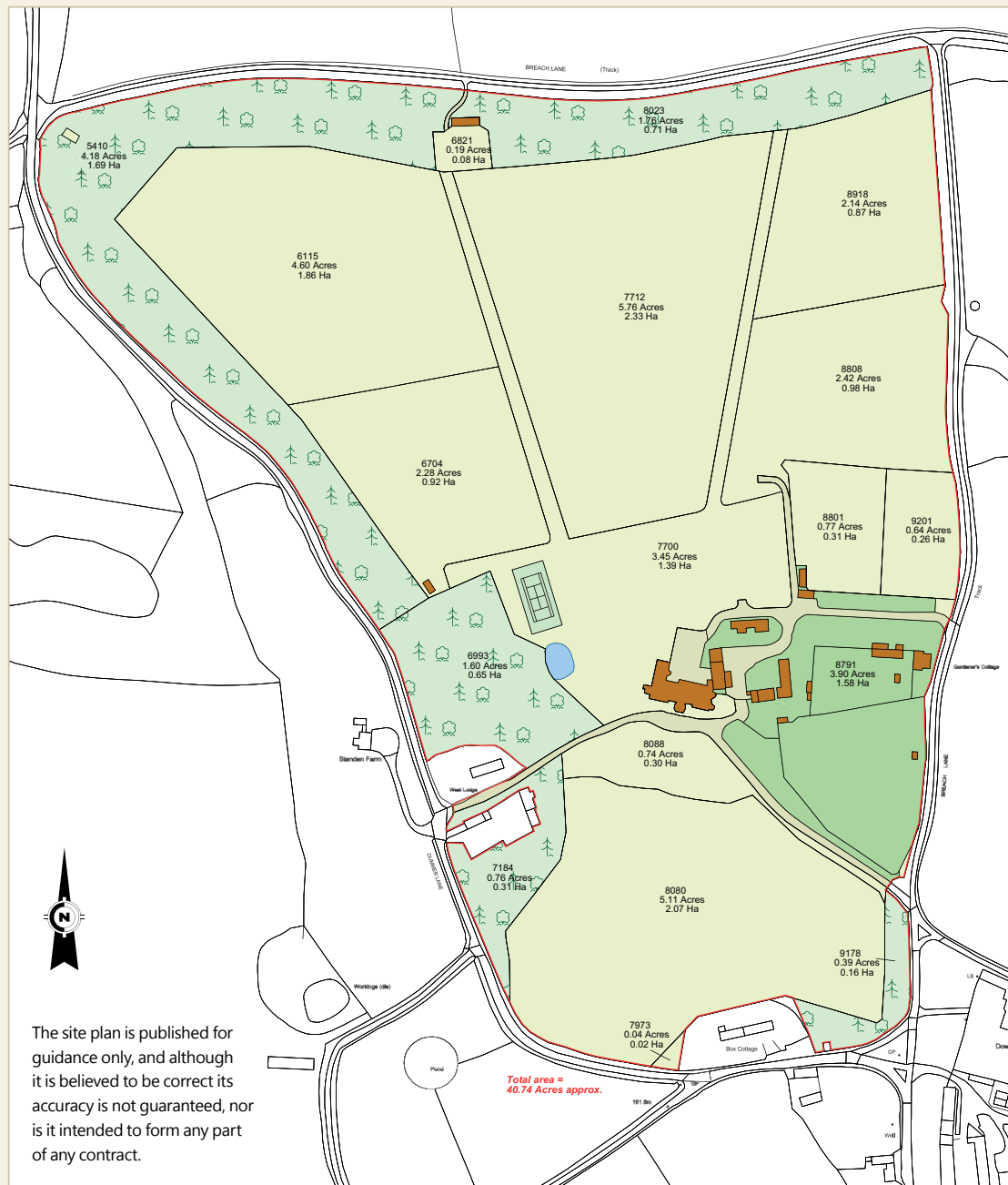
Stable View



Garden Cottage



Stable View



Services: Mains water and electricity supplied. Private drainage. Oil fired central heating. Gas fired Aga. Solar panelled assisted heating to the swimming pool.

Fixtures and fittings: All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

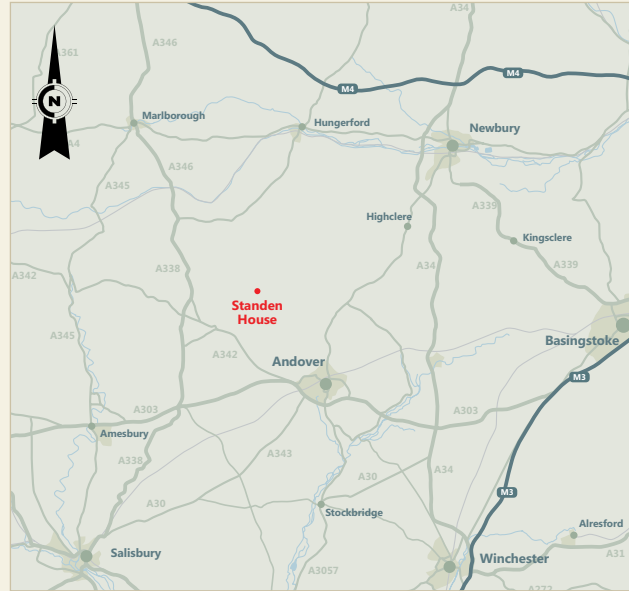
Local Authority: Kennet District Council. Tel: 0300 456 0100

Easements, wayleaves and rights of way: There are no public rights of way on the estate.

Directions (Postcode: SP11 9EE): From the M4, take the A34 south. After 5.7 miles take the exit towards Wash Common/ Highclere. Take the 3rd exit onto A343 going through Hurstbourne Tarrant and 0.75 miles later turn right onto Common Road. After 1.4 miles turn left towards Church Lane and almost immediately right into Church Lane. After 1.2 miles turn left onto Fox Plantation Drive crossing Hungerford Lane into Long Ash Hill and follow signs to Comer Chute and onto Chute Standen. In Chute Standen continue up Breach Lane and the gates will be on the left hand side.

From the M3 south, come off at exit 8, taking A303 south towards Andover. Then proceed on the A346 to Marlborough through Weyhill turning right past Fuel Station by the Church, signed Clanville and Vernham Dean. After approximately 5 miles turn left to The Chutes. Enter Lower Chute following the road past the Hatchet pub. Approximately 700 yards further on, go down the no-through-road straight ahead. The entrance to Standen House is on your left.

Viewings: All viewings must be made strictly by appointment only through the vendors' joint sole selling agents Knight Frank LLP and Strutt & Parker.



Important notice

1. 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 & 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, Strutt & Parker 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).
2. 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.
3. 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.
4. VAT: The VAT position relating to the property may change without notice.

Particulars dated: June 2017. Photographs dated: July 2016.

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 by **The Sign Design Partnership Ltd**
Telephone: +44 (0)20 3286 1633
www.signdesignlimited.com



Knight Frank LLP
Ramsbury House
22 High Street
Hungerford RG17 ONF

Tel: +44 (0)1488 688 539

nick.loweth
@knightfrank.com

KnightFrank.co.uk



Strutt & Parker
Newbury
55 Northbrook Street
Newbury
RG14 1AN

Tel: +44 (0)1635 897843

Alex.Barton
@struttandparker.com

Struttandparker.com

Knight Frank LLP
55 Baker Street
London
W1U 8AN

Tel: +44 (0)20 7861 1078

rupert.sweeting
@knightfrank.com

edward.cunningham
@knightfrank.com

Strutt & Parker,
Country Department
13 Hill St, Mayfair
London
W1J 5LQ

Tel: +44 (0)20 7318 5190

James.Mackenzie
@struttandparker.com

