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HART HILL - No. 26

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# HART HILL

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LINKENHOLT • HAMPSHIRE

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SHERBOURNE  
DEVELOPMENTS

A SUBSTANTIAL COUNTRY HOUSE OF GEORGIAN  
CHARACTERISTICS AND PROPORTIONS  
with glorious and uninterrupted views across the  
rural Hampshire landscape

  
SHERBOURNE  
DEVELOPMENTS



# ACCOMMODATION SUMMARY

*HART HILL, LINKENHOLT, HAMPSHIRE, SP11 0EE*

**Ground floor:** Entrance Hall, Drawing Room, Dining Room, Family Room with open plan Kitchen, Rear Hall, Utility Room, Boot Room, Larder, Cloakroom & WC

**First floor:** Main Bedroom with Dressing Room & Ensuite Bathroom, three further Bedroom Suites, two additional Bedrooms and a Bathroom

**Second floor:** Two further Bedrooms with store room/potential Bathroom

Detached three bay Garage with staff flat above arranged as Bedroom, Shower Room, Kitchen and Living Area

Set in about 8 acres (3.24 hectares)

Hungerford 8 miles • Newbury 11 miles • Whitchurch 10.5 miles • Andover 8 miles

London Waterloo from Whitchurch approx 60 minutes

London Paddington via Newbury approx 50 minutes



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Berkshire, RG14 1AS  
Tel: +44 (0) 1635 277700  
newbury@savills.com



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## THE SETTING

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Hart Hill lies off a quiet country lane, situated a short distance from the western edge of the historic village of Linkenholt. The property enjoys glorious and uninterrupted views across the valley. The surrounding fields, copses and ancient woodland have changed little since the Estate was gifted by Edward the Confessor, with the consent of William the Conqueror, to the Abbot and Convent of St Peter, Gloucester. This is England at its most tranquil and most beautiful with unspoilt hamlets and villages tucked into a landscape barely touched by time.

Linkenholt itself commands the valley's eastern slope and the flint stone church, with its distinctive wooden bell turret retains several Norman features, now looks across towards the village cricket field which is central to village life. Even today, where Tudor monarchs once hunted, country sports and traditions live on.

Hart Hill borders Wilster Copse, a rich habitat with rare birds, including Blackcaps and Nightingales, and native flora, bluebells and ancient hedgerows.

The house itself sits elevated on the plot, with the principal rooms enjoying the southern aspect across the grounds and unspoilt farmland beyond. The mature garden has areas of soft woodland, natural meadow and tended lawn.

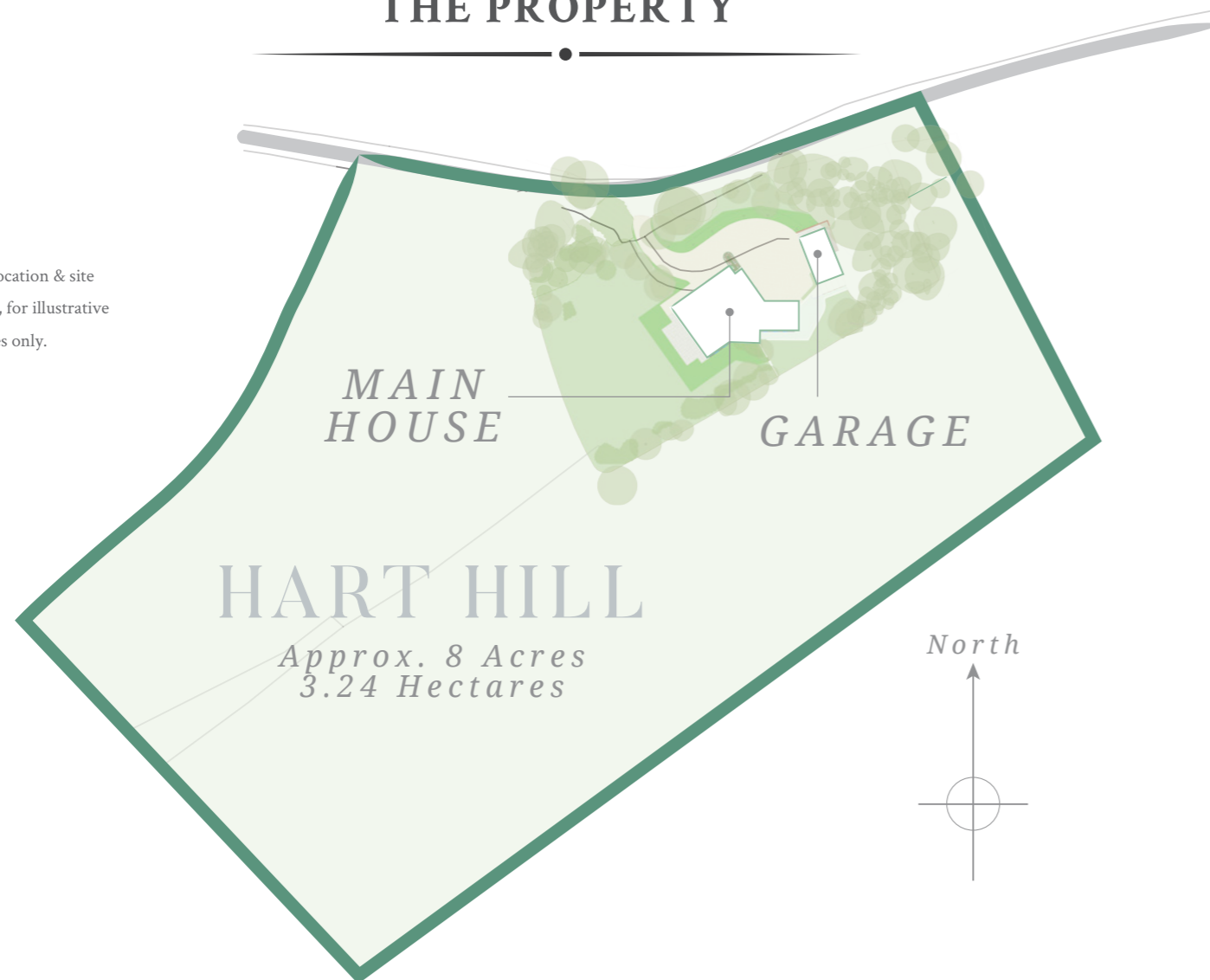
The architectural tradition goes back to Palladio and beyond and here we celebrate its unique aesthetic. The new part of the property is of Georgian inspired design and incorporates the original property. Whilst the original property remains; functionality has to evolve to work for modern family living. A home can and should be an organism that respects the environment as much as it respects the way we live now.

Sherbourne Developments expects the homes it builds, to become the listed properties of tomorrow and builds them around the efficiencies, economies and radical technologies available today.



## THE PROPERTY

Please note: Location & site plan not to scale, for illustrative purposes only.



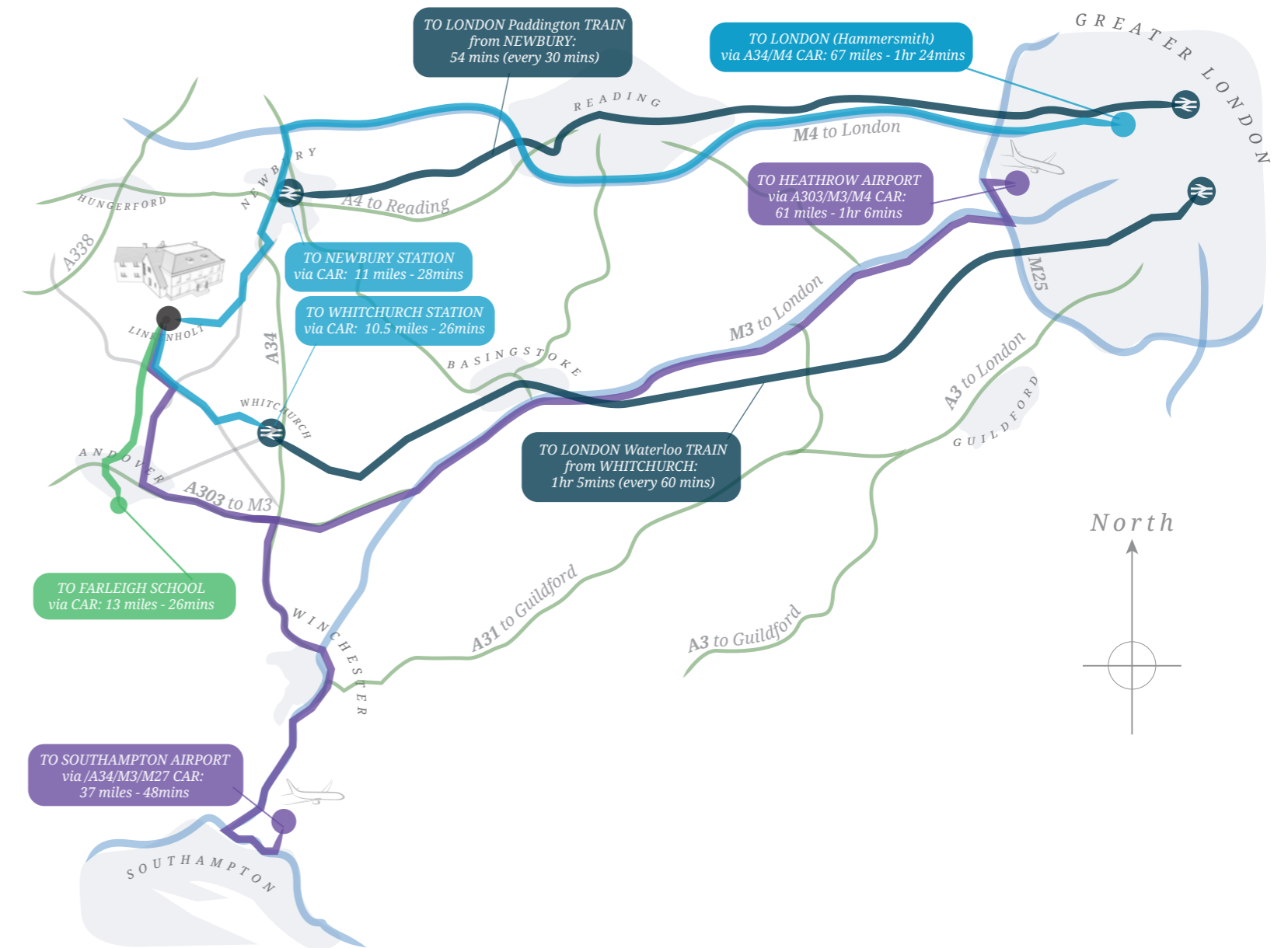
**DIRECTIONS:** Postcode - SP11 0EE.

**From the M4:** leave at Junction 13 and head south on the A34 passing Newbury. Leave the A34 onto the A343 passing through Highclere and into Hurstbourne Tarrant.

**From the M3:** exit onto the A303. Then head north onto the A34. Leave the A34 at Tufton/Hurstbourne Priors. In Hurstbourne Priors turn right and pass through St Mary Bourne, Stoke and into Hurstbourne Tarrant.

**From Hurstbourne Tarrant:** Drive through Upton to Vernham Dean and take a right turn just by The George public house. Follow the road up the hill passing through Vernham Street. At the top, turn right just beyond a sign for Littledown to the left. Follow the country lane for about half a mile towards Linkenholt. Hart Hill will be found on the right.

## LOCATION & CONNECTIONS



While it would be difficult to find a more tranquil spot, Linkenholt is nonetheless within easy reach of major road and rail arteries. London Heathrow Airport is about an hours drive to the north-east on a clear day. The M4 motorway is about 16 miles to the North being accessed at Chieveley, Junction 13, via the A34. The M3 is to the east via the A303 at Andover. Trains to London Paddington are from Hungerford (8 miles) and Newbury (11 miles), whilst a main line direct service to London Waterloo in about 50 mins from Andover (8 miles) or from Whitchurch (10.5 miles) taking about an hour.



## QUALITY & CRAFTSMANSHIP

The external elevations of the house are faced in traditional stucco and the roof is clad in Welsh slate, understated as is typical of the style, allowing the magnificent proportions to sit comfortably within the surrounding landscape. The large sash windows create a natural and very elegant facia, while the stone columned portico announces the rich and spacious interior.

In building upon and around an existing structure, it is only right that there is a narrative history that runs through the design. What is now a generous utility annex was once a substantial part of the existing structure and contains a second staircase to the first floor. The Drawing Room and Family Room both open onto the south-facing lawn with spectacular views across the valley. Natural light permeates these high-ceilinged spaces during the day, while the feature fireplaces promise a cosy intimacy on cold winter evenings. The Family Room forms the heart and soul of this beautiful home, incorporated with the Kitchen, which is wonderfully elegant and served by every modern amenity and facility.

The stairway to the first floor is flooded with natural light, from a feature window that once dominated the front elevation of the existing structure. The landings and passages between the upstairs rooms are spacious and the four main bedrooms each have luxurious en-suite bathrooms. A flight of stairs takes you to a further large space on the second floor, which will be finished as open plan accommodation.

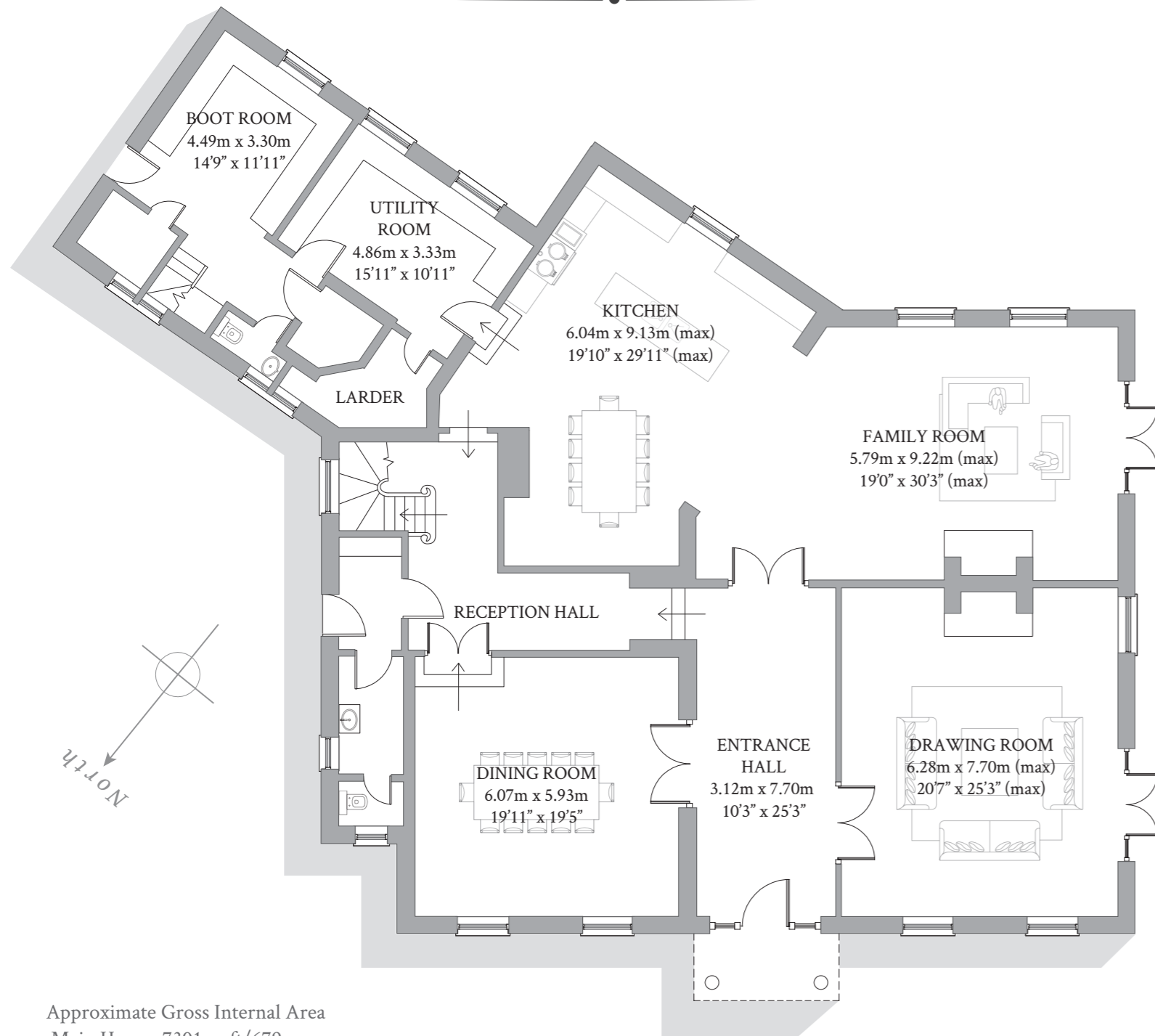
Exemplifying a quintessentially English capacity to embrace the present while celebrating the past, the period detailing of the interior, blends seamlessly with the conveniences of modern living and technology. The house features underfloor heating on the ground floor, pre-wiring for Lutron and select audio-visual systems in several zones and the provision for future commissioning of security and CCTV systems.

Honouring the commitment to quality and architectural integrity, Sherbourne Developments proudly specifies brands such as:

Farrow & Ball • Paint Library • Stevensons of Norwich • Fullbrooks of England • Lapidia  
Artisans of Devizes • Fired Earth • Walking on Wood • Trunk Surfaces • Chesney's  
English Fireplaces • Lefroy Brooks • Bard & Brazier • Victoria + Albert

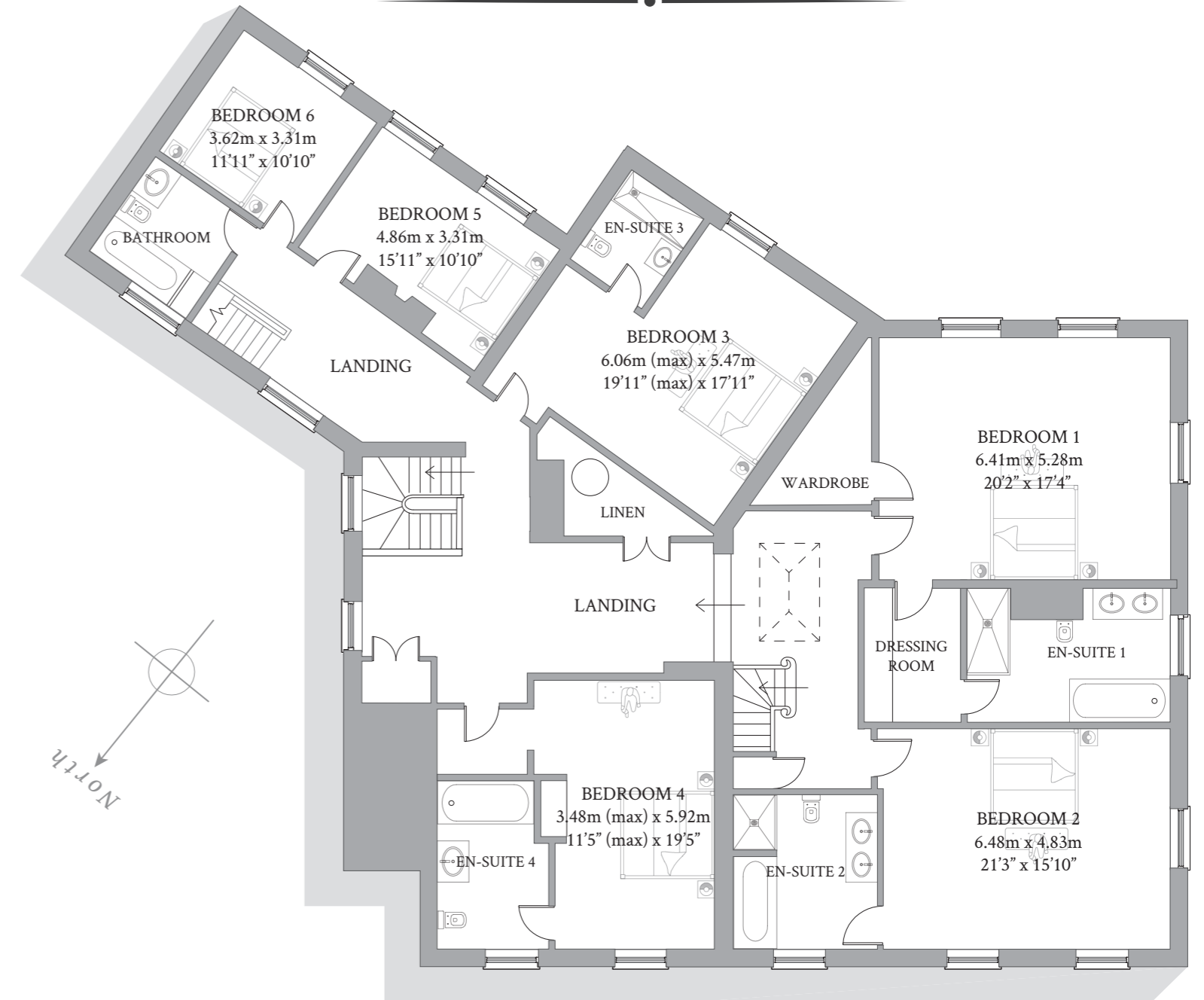


## GROUND FLOOR ACCOMMODATION



Approximate Gross Internal Area  
 Main House: 7301 sq ft/679 sq m  
 Garage & Annexe: 1110 sq ft/103 sq m  
 Total: 8411 sq ft/782 sq m

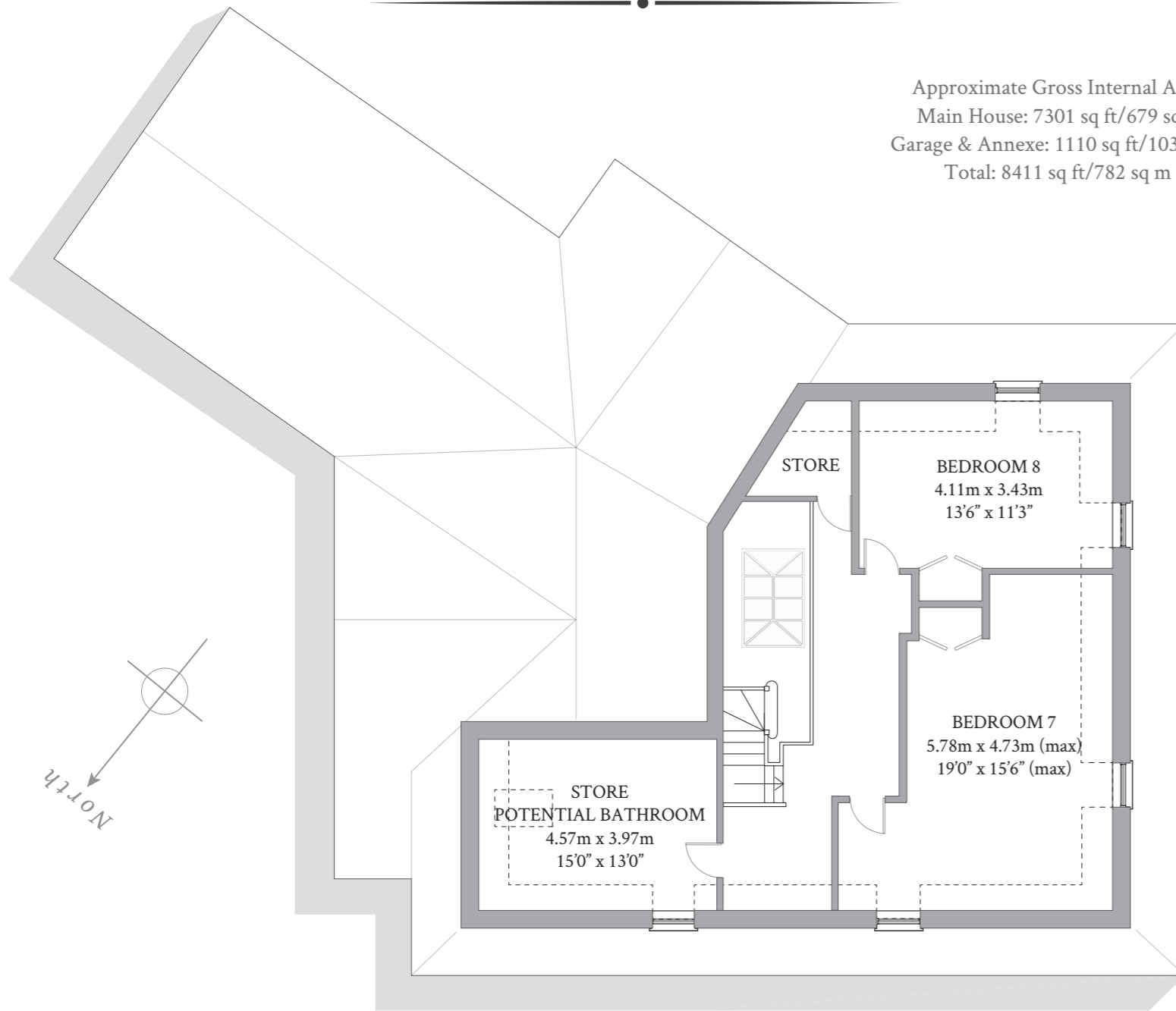
## FIRST FLOOR ACCOMMODATION



Please note: Floor plans are not to scale & for illustrative purposes only. Bathroom & Kitchen layouts are subject to change. Dimensions are approximate.

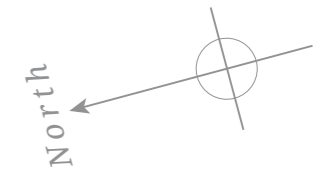
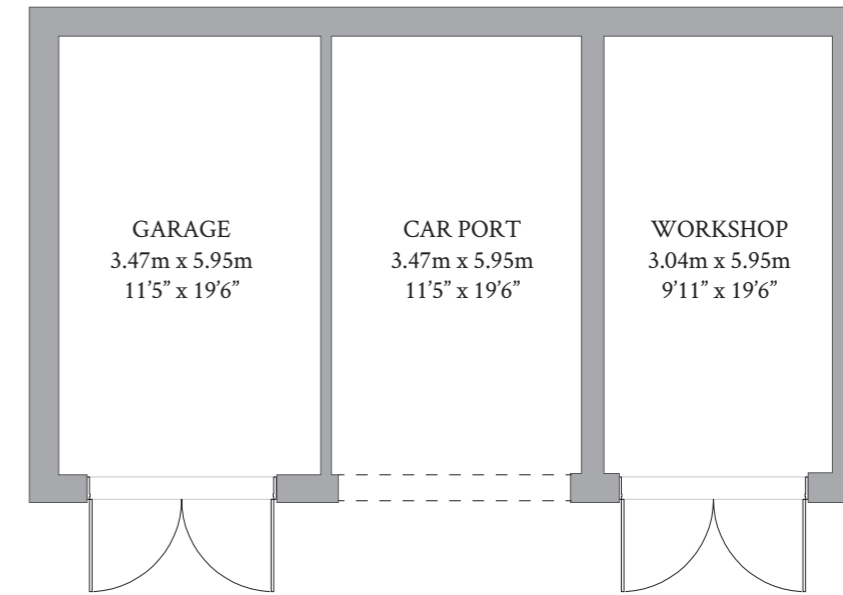
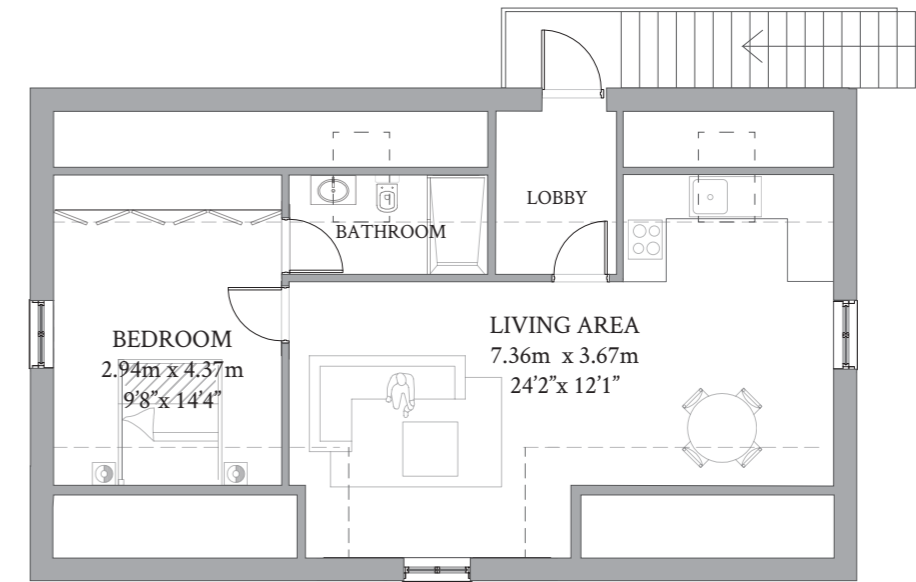
## SECOND FLOOR ACCOMMODATION

Approximate Gross Internal Area  
 Main House: 7301 sq ft/679 sq m  
 Garage & Annexe: 1110 sq ft/103 sq m  
 Total: 8411 sq ft/782 sq m



Please note: Floor plans are not to scale & for illustrative purposes only. Bathroom & Kitchen layouts are subject to change. Dimensions are approximate. Second floor plans are shown as a guide only, buyer to configure second floor.

## GARAGE & ANNEXE







**Additional Information:**

**Local Authority:** Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover SP10 3AJ Tel: 01264 368000

**Rights of way:** There is a public footpath that runs along the side of the field to the west of the house.

**Services:** Mains electricity and water. Heating by oiled fired boiler.

Private drainage by sewerage treatment plant.

**Fixtures and Fittings:** Only such items as are mentioned in these particulars are included in the sale.

**Viewing:** Please contact Jackson-Stops on 01635 45501 and Savills onTel: 01635 277700.

**Sherbourne Developments Ltd:** David Milligan 07836510576, david@sherbourne-developments.co.uk

**Important Notice:**

**Particulars:** These particulars are not an offer or contract, nor part of one. Statements by Jackson-Stops and Savills in the particulars or by word of mouth or in writing "information" should not be relied upon as being factually accurate about the property, its condition or its value. Neither Jackson-Stops nor any Savills 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 (September 2017 & February 2018).

Areas, measurements and distances given are approximate only and subject to change before completion.

**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.

**Particulars:** February 2018



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