

AMBLEY MANOR

NR. TANGLEY • HAMPSHIRE



SHERBOURNE
DEVELOPMENTS





AMBLEY MANOR

PILL HEATH • ANDOVER • HAMPSHIRE • SP11 0JG

Symmetry with far reaching views

Andover 6 miles • Newbury 15 miles • Winchester 21 miles • A34 15 miles • A303 6 miles • M4 18 miles
(Distances are approximate)

Reception hall • Drawing room • Dining room • Study • Kitchen/breakfast room/family room
Utility room • Boot room • 2 cloakrooms

Principal bedroom with adjoining dressing room and bathroom
6 further bedrooms • 4 en-suites and 1 family bathroom

Basement comprising of cloakroom and data room with additional space for a gym, media room and wine cellar

Staff Annexe comprising:

Sitting room • Kitchen • Bedroom • Bathroom

Tennis court • Plant room • Store room • Stable block with tack room, store room and 3 stalls

In all about 16.55 acres (6.7 hectares)

Carter Jonas



Carter Jonas LLP
51 Northbrook Street
Newbury
RG14 1DT

Tel: +44 1635 263001
rupert.reeves@
carterjonas.co.uk

Carter Jonas LLP
127 Mount Street
Mayfair, London
W1K 3NT

Tel: +44 20 7518 3211
jasper.feilding@
carterjonas.co.uk

Knight Frank LLP
Ramsbury House
22 High Street, Hungerford
Berkshire RG17 0NF

Tel: +44 1488 688547
rob.wightman@
knightfrank.com

Knight Frank LLP
55 Baker Street,
London W1U 8AN

Tel: +44 20 7861 1080
edward.cunningham
@knightfrank.com

www.carterjonas.co.uk

www.knightfrank.co.uk

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Ambley Manor

Set in the rolling downs of North West Hampshire, Ambley Manor has been sympathetically built with great attention to period detailing and offers wonderful family accommodation over four floors. The property has all the modern day requirements yet retains a traditional feel. Situated in an elevated position the property has far reaching open views to the South and North.

Approached through period wrought iron gates, a sweeping drive leads to the front of the property with ample parking and garaging to the left. In addition, there is a stable block to the South East whilst to the South West is a tennis court. The property sits in approximately 16.55 acres of garden, parkland and pasture.

The Area

Ambley Manor is situated in the most wonderful rural setting in the Parish of Tangle, which is in the North Wessex Downs Area of Outstanding Natural Beauty in the Test Valley, and close to the county boundary with Wiltshire. It is one of the highest points of North West Hampshire, some 680 ft above sea level and from this vantage point the house has the most amazing Southerly and Northerly views.

Fishing



The River Test, Hampshire's longest and finest chalk stream, world famous for its superb trout fishing is within a few miles.

Travel



Southampton Airport is 33 miles, Heathrow Airport is 60 miles and Farnborough is 43 miles.



Andover - Mainline station to London Waterloo, access to A303 to the West Country and east to the A34 and M3.

Newbury - Mainline station to London Paddington and access on to the M4. (Distances and times are approximate)

Shopping



Well placed for shopping centres at Andover, Newbury and the Cathedral cities of Salisbury and Winchester.

Schools



Preparatory Schools at Farleigh, Horris Hill, Cheam and St Gabriel's in Newbury. Secondary schools include St Swithun's in Winchester, Godolphin in Salisbury. Winchester College, Downe House, Marlborough College, Wellington College and Radley College.

Racing



Newbury, Salisbury, Wincanton, Ascot & Goodwood.

Externally

Ambley Manor is built with handmade Charnwood bricks which have been factory blended and laid in traditional Flemish bond. The main house has a pitched roof of natural reclaimed welsh slate finished off with lead mop sticks and valleys. All rainwater goods are cast aluminium and painted in Conservation Black. All windows are traditional box sash, double glazed; factory primed and finished off by hand in Farrow and Ball. The front door is a

bespoke solid 6 panel door comprising of hardwood stiles and rails with softwood classical mouldings, fixed with 4 solid brass hinges, a traditional rim lock and 2 five lever deadlocks for additional security.

The triple garage encompasses the plant room and cycle store. The structural oak beams support the pitched roof of the annex which has been covered in hand made clay tiles. The walls have been clad in solid larch and the

guttering is cast aluminium and painted in Conservation Black.

External lighting has been fitted around Ambley Manor with an option to integrate security lighting. Step lights have been fitted to highlight the approach to this magnificent home.





Internally

All rooms within Ambley Manor will be well proportioned with handmade moulded plaster cornices from Fullbrooks of England, and classically moulded skirting boards. Marble and limestone period style fireplaces can be found in the drawing room, study, dining room and kitchen complete with black granite slips and hearths. Main doors to the drawing room, dining room and study will be bespoke 6 panel hardwood, classically moulded stiles and rails and French Polished to finish by William J Cook and Sons of Marlborough. All other ground and first floor doors to be constructed in bespoke 6 panelled, hand painted timber with classically moulded stiles and rails. The staircase comprises of elegantly turned, hand painted softwood spindles, hand painted softwood treads and rises culminating in a continuous hardwood handrail, French Polished to finish. The staircase runner is 100% wool flat weave, specially commissioned by Tim Page Carpets.

Interior Design

The attention to detail in the finishes to Ambley Manor is paramount and this is why it has been designed by Annabel Buckley. Annie studied at the Inchbald School of Design and has 29 years of experience in the interior design business. This experience includes working with Mary Gilliatt based in London and New York, Gallery Interieur in Cape Town, Colefax and Fowler, Marla Kelly International and Julie Parsons Interiors based in London.



Sherbourne Developments Profile

Sherbourne Development's reputation is built on a history of creating spectacular country houses in prime locations around the country. Our brand is synonymous with magnificent design and a finish that's second to none.

By fusing classical Georgian and Queen Anne-style architecture with the latest sustainable technology, we create environmentally friendly homes which never compromise on luxury. It's about timeless beauty applied to modern living.

The level of experience and expertise we bring to your project ensures we always meet the highest possible standards. It also means we have the flexibility to adapt to any of your unique requirements.

Whether we're helping add the finishing touches to personalise one of our gorgeous country homes or building the perfect property from the ground up, we regularly install home comforts such as:

- Swimming Pools
- Saunas
- Cinemas
- Gyms
- Wine Cellars
- Full home automation
- Fibre optic light
- State-of-the-art security

Close ties with our contacts in Hampshire, Wiltshire, Berkshire, Oxfordshire and Gloucestershire mean we can also secure the best possible locations. This intimate professional network means we can create your exquisite country home within easy reach of London and the country's most prestigious schools.



Exceptional Craftsmanship

Over 15 years of experience creating some of the finest homes in the UK has taught us the value of expert craftsmanship and attention to detail. Our teams of architects, artisans and interior designers work in concert to understand your needs from the very beginning of a project.

We know how best to make use of space and light to create living spaces which balance function with elegant design. Our clients enjoy bespoke finishes like high ceilings, large sash windows, French polished hardwood handrails, doors and more.

Unparalleled Service

We're committed to helping you express yourself through your dream home. This means we encourage you to be as involved as you wish throughout the creative process. From the initial chat to the first time you unlock the front door, we make sure the experience is satisfying and stress free.

Our adaptability means we can build the whole process around you. If you're purchasing one of our completed country homes we can advise you on ways to personalise the property to meet your needs.

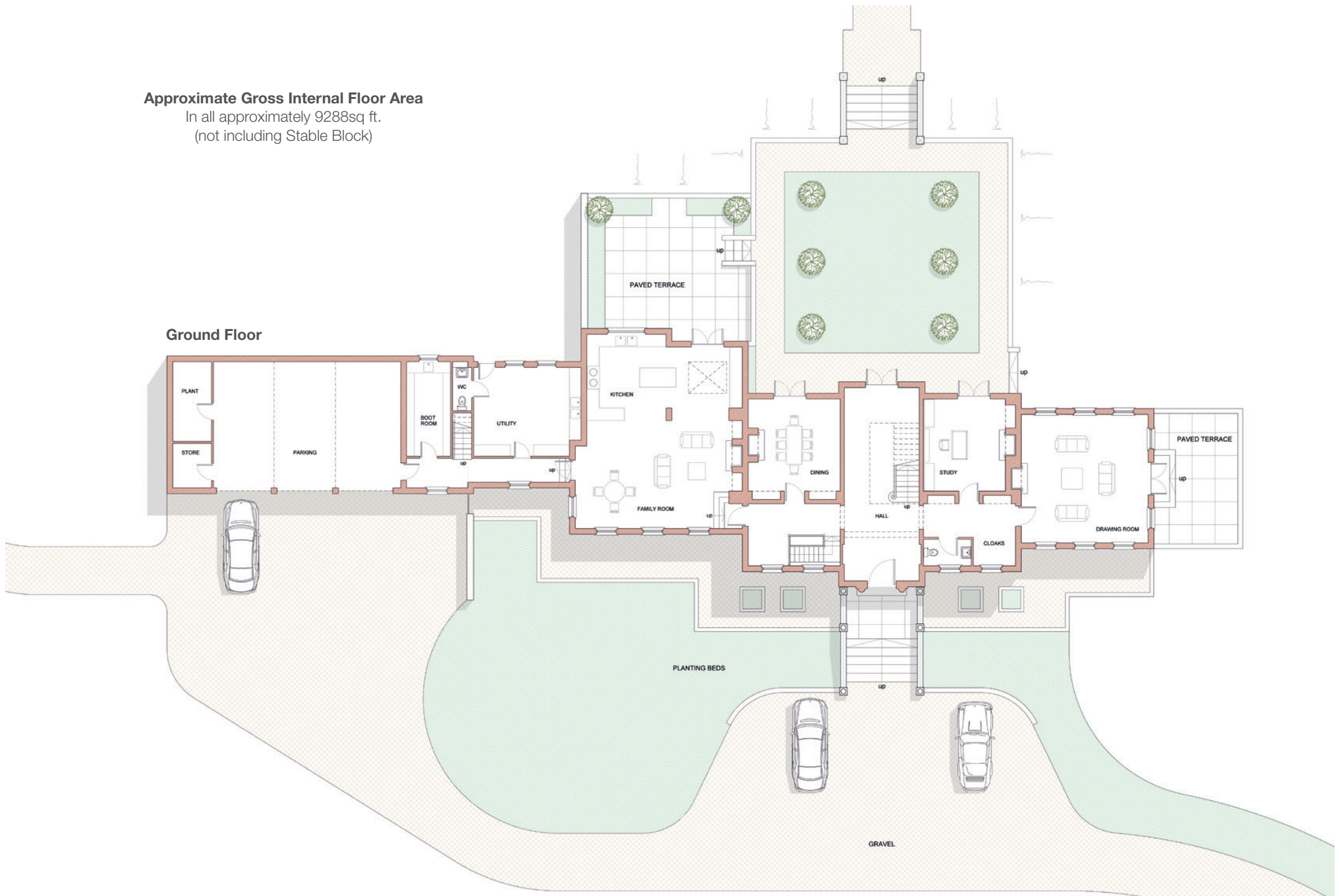
If you opt to develop a property from us, we can project manage the construction and provide expert advice on architecture and interior design. Either way, the result is a unique home, moulded around your personality.

Our clients are among the most discerning buyers in the market. We take pride in delighting them time after time with the service we offer, from the moment a site is chosen to the day they move in. Using only the best materials and employing the most talented expertise allows us to create tailor-made properties which become magnificent homes.



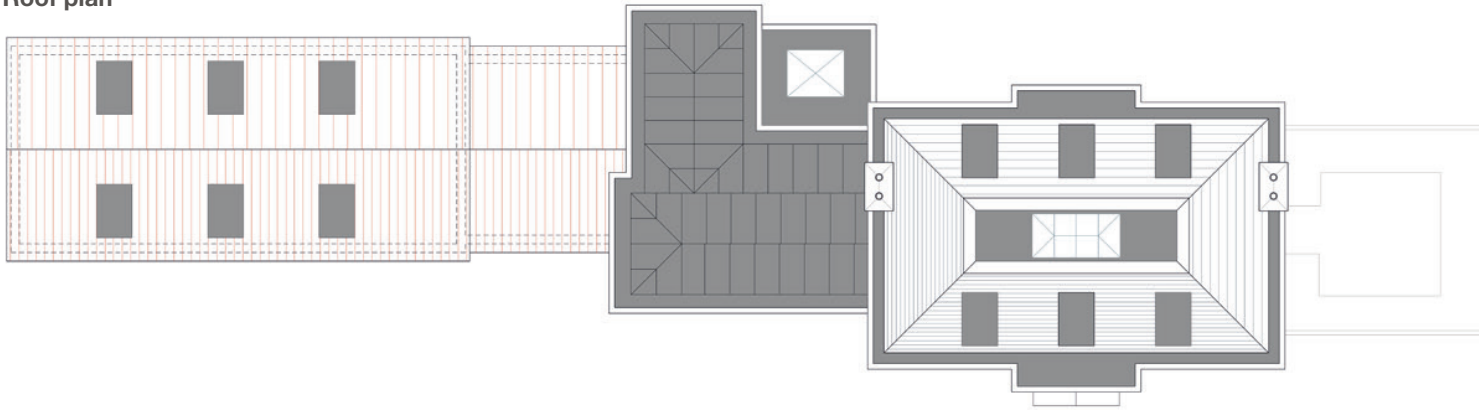
Approximate Gross Internal Floor Area

In all approximately 9288sq. ft.
(not including Stable Block)

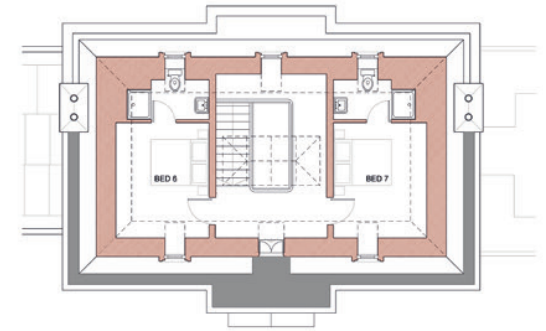


This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

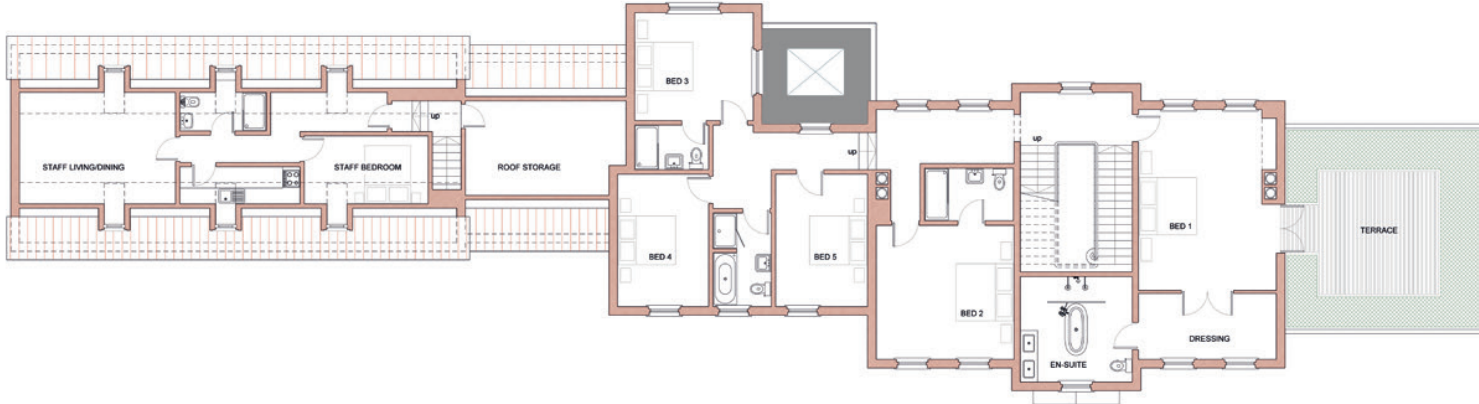
Roof plan



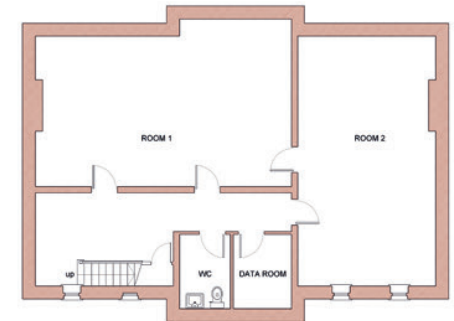
Second Floor



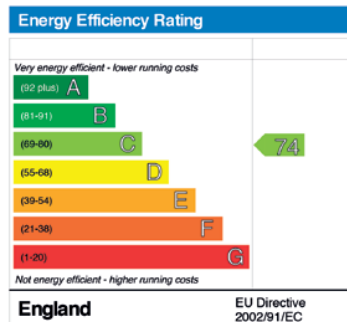
First Floor



Basement



Predicted Energy Efficiency Rating

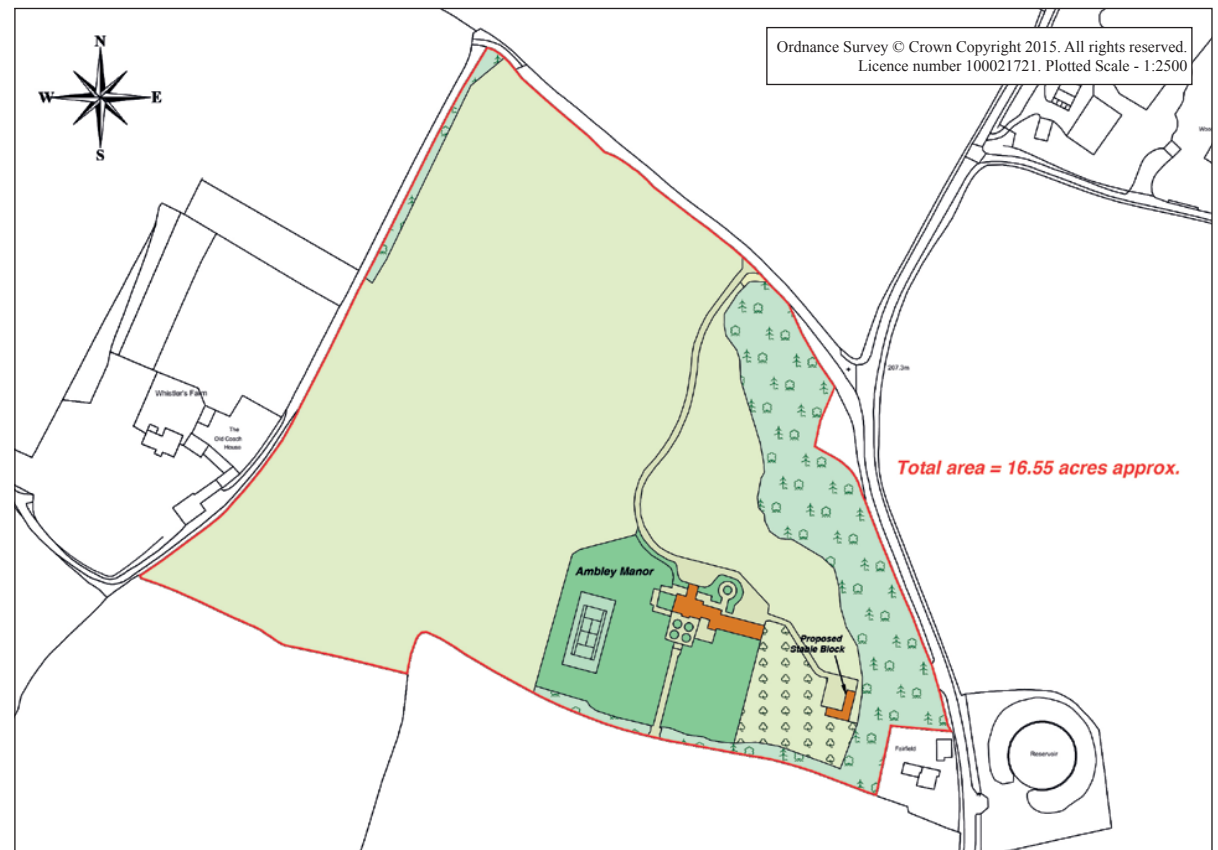


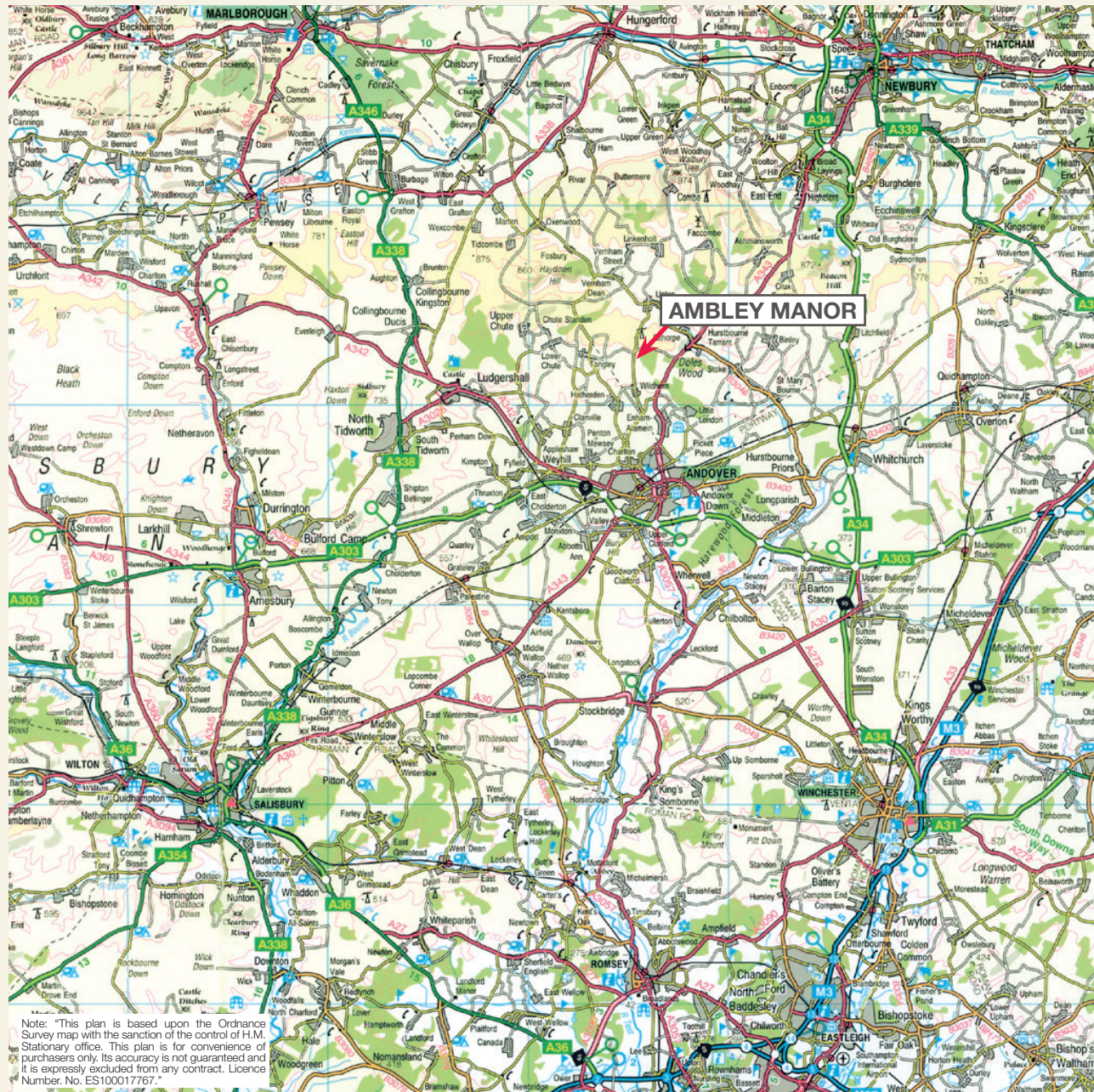


Landscaping

All soft and hard landscaping has been designed by a professional chartered landscape architect.

Ambley Manor proudly sits within 16.55 acres of rolling countryside with magnificent views. With its impressive entranceway and drive, the approach is separated either side with traditional estate railings which opens out its parkland setting. To the front of the house are stone steps leading to a stone portico. The creative garden designer has introduced a level of formality with beehive and pyramid topiary interspersed with Hydrangea to the front and Italian cypress either side of the formal lawn to the rear. These additions have given symmetry and balance to accentuate the overall design and appearance.





Directions (SP11 0JG)

From Newbury take the A343 Newbury road driving through the village of Hurstbourne Tarrant. Continue out of the village, up the steep hill and take the right hand turn at the brow of the hill signposted Tangley and The Chutes. Continue on this road and at the T-junction bear right and after a short drive take the first left turn where the entrance to Ambley Manor will be seen on the left hand side.

Local Authority

Test Valley Borough Council: 01264 368000

Council Tax Band: H

Viewings

By prior appointment via the Joint Selling Agents only.

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