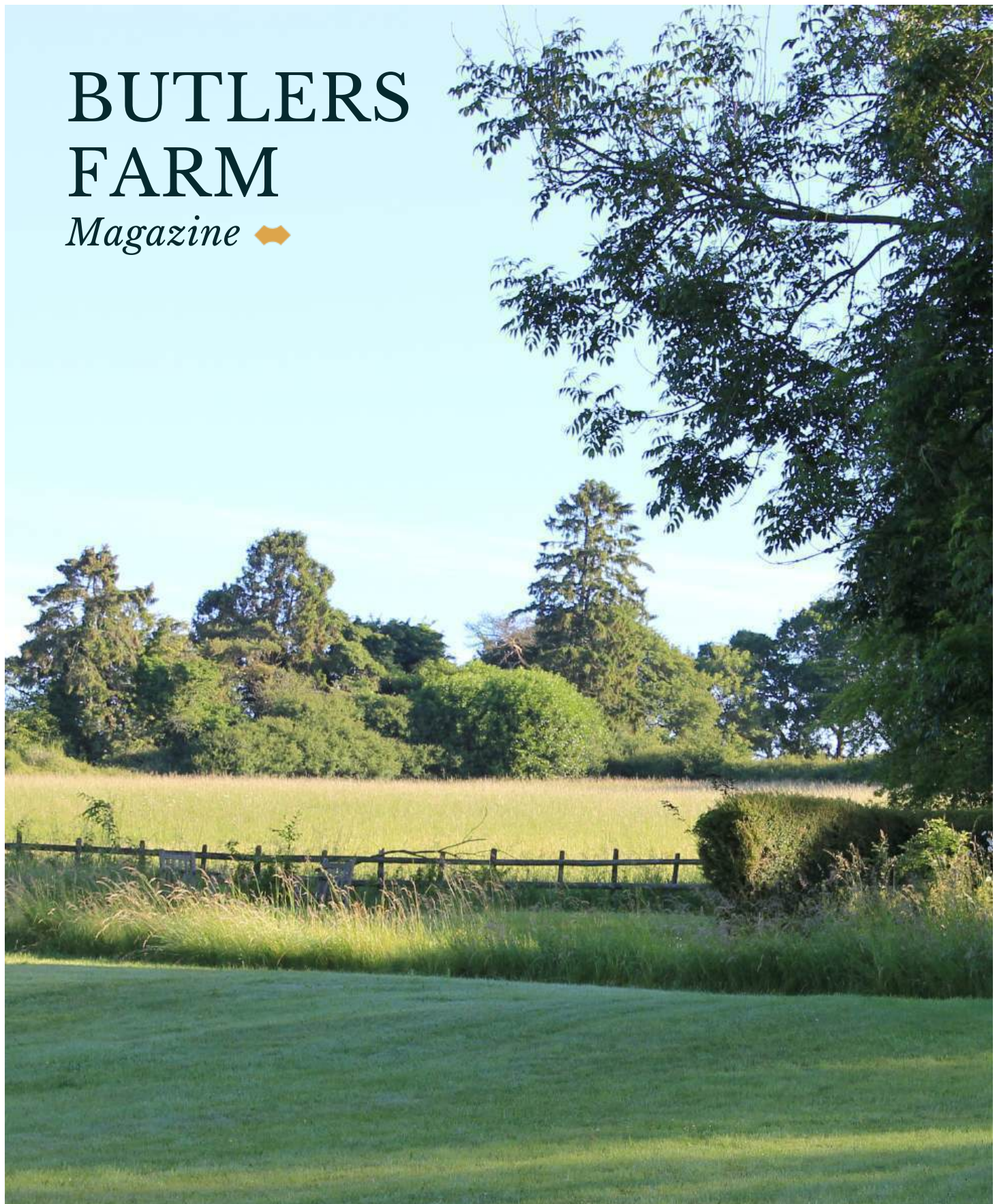


BUTLERS FARM

Magazine 



THE
COUNTRY
 HOUSE
DEPT.





BUTLERS *Farm*

Gangbridge Lane, St Mary Bourne, Hampshire, SP11 6EP



Butlers Farm is set on the edge of the popular village of St Mary Bourne, in the scenic Bourne Valley of north-west Hampshire. The property is a Listed Grade II building with origins in the 17th - 19th century, featuring traditional timber-frame construction, a half-hipped thatched roof and characterful period details including exposed beams, inglenook fireplaces and original doors. Unlike many historic homes of this era, the ceiling and head heights throughout are notably good, contributing to an unusually comfortable and practical sense of space.

The property enjoys a rural setting surrounded by rolling farmland, gardens and quiet lanes that are typical of the Test Valley countryside. It is approached via a gravel drive off Gangbridge Lane and includes pretty gardens set within approximately two acres in addition to a substantial tithe barn, outbuilding and granary, also of historic interest. A further 12.69 acres of paddocks are available by separate negotiation.

Butlers Farm combines architectural heritage with a private, pastoral environment, representing a classic example of Hampshire's traditional agricultural homesteads.







THE FINER *Details*

Bedrooms

4

Reception Rooms

4

Bath/Shower Rooms

2

'Tythe Barn with garage, and outbuilding

Croquet Lawn

Acreage

2 (a further 12.69 acres available by separate negotiation)

What3Words

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Co-Ordinates

51°15'26"N , 001°24'24"W

Services

Mains electricity and drainage

Private water supply

Oil fired heating

Listing

Grade II

EPC

F

Council Tax

Band H

Local Authority

Hampshire













ABOUT THIS *Area*



St Mary Bourne is a picturesque village in north-west Hampshire, set within the gentle landscape of the Bourne Valley. The village follows the course of the River Bourne, a seasonal chalk stream that flows in wetter months and supports rich wildlife and lush water meadows. Characterised by flint cottages, thatched roofs and timber-framed houses, St Mary Bourne has a strong sense of traditional rural identity.

At the heart of the village stands the historic Church of St Peter, parts of which date back to the Norman period. The community also benefits from a primary school, village hall, cricket ground and traditional pubs such as The George, which serve as social hubs for residents. In addition, the village offers practical day-to-day amenities including a shop with a Post Office and a Doctors' surgery, ensuring excellent convenience within walking distance.

The surrounding countryside forms part of the Test Valley, known for its rolling farmland, quiet lanes and excellent walking routes. It is also highly regarded for riding, with a network of bridleways and rural tracks that make the area particularly appealing to equestrian enthusiasts. Nearby towns such as Andover, Newbury and Stockbridge provide wider shopping and transport links, while the area remains largely unspoilt and agricultural. With its combination of natural beauty, historic architecture and close-knit community life, St Mary Bourne represents an enduring example of Hampshire village charm.

The property has excellent access to both good schools and communications via the A34.



















POINTS OF *Interest*



Towns and Cities

Andover 6 miles
Newbury 12 miles
Stockbridge 13.4 miles
London 63miles

Pubs & Restaurants

The George, St Mary Bourne
The Jack Russell, Facombe
The Crown & Anchor, Ham

Train Stations

Andover Station 6 miles
(London Waterloo from 1hr 4 minutes)
Newbury Station 12 miles
(London Paddington from 47 minutes)

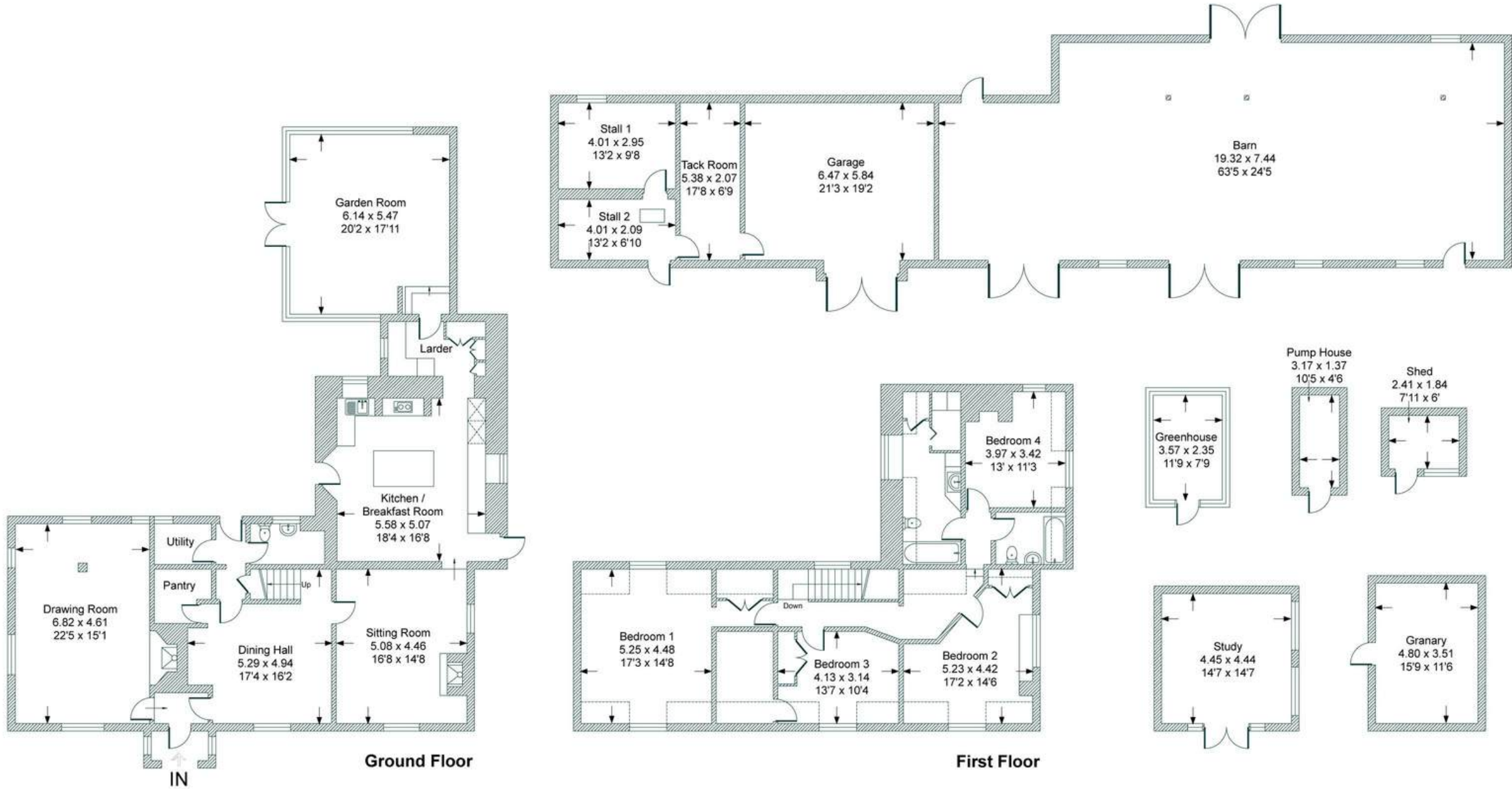
Airports

Southampton Airport 35 miles
London Heathrow 50 miles



FLOORPLANS

Butlers Farm



Total - 539.6 sq m / 5,808 sq ft
House - 284.8 sq m / 3,065 sq ft | Garage - 36.1 sq m / 389 sq ft | Outbuilding - 218.7 sq m / 2,354 sq ft

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AREA GUIDE

Hampshire 🍷

The perfect blend of city, coast and country, blessed with the natural beauty of two National Parks and thriving culture, with history and heritage at its heart.

Discover exciting events throughout the year from arts, culture, festivals, music, sports and much more. In Hampshire, you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most beautiful properties that this country has to offer. The county spans the Solent, and includes the beautiful New Forest. Stunning countryside meets the sea with a host of places to visit, like the historic cities Winchester & Portsmouth. It's the largest county in the South East.

Walking - The Clarendon Way

The Clarendon Way runs from Salisbury to Winchester. It gets its name from Clarendon Park on the eastern edge of Salisbury. Salisbury to Winchester, and takes its name from Clarendon Park on the eastern edge of Salisbury.

Eating Out - The Chesil Rectory, Winchester

A unique and historic restaurant which occupies a 600-year-old Medieval house of exceptional character and charm. Independently owned since 2008 by a small group of friends who share a passion for food and wine.

Event - The Isle of Wight Festival

Britain has always been famed for its music festivals, one of the most famous being The Isle of White festival which takes place annually in Newport.

Day Out - Marwell Zoo

With plenty of outdoor space, and a whole host of animals and activities, Marwell Zoo is a great family day out in Hampshire.



A large, green lawn with a stone house in the background and people socializing. The house is a two-story building with a central entrance and several windows. People are sitting on the lawn, some on blankets, and others are standing and talking. A man in a light-colored suit is dancing with a woman in a long, blue and white floral dress. The scene is set in a garden with trees and hedges.

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