

# Longstock Mill



We are proud to present

# Longstock Mill, Longstock Road, Stockbridge, SO20 6DL

**On the market for the first time in nearly 80 years, one of the finest Mill Houses in the Test Valley, with a detached cottage and former mill buildings, with gardens flanking the River Test.**

Exceptional Grade II Listed house

Currently arranged as a four bedroom house with attached one bedroom annexe

Detached two bedroom cottage and garden

Detached Grade II Listed former Mill building and outbuildings

Set in gardens and ground of c.2.4 acres on the River Test

0.3 mile from Stockbridge High Street

Bucolic views across the River Test and water meadows beyond

Agents' Note: there are no fishing rights included in the sale. Houghton Fishing Club have access to parts of the property to maintain the waterway and the right for parking.





# The History

There was a mill at Longstock recorded in the Domesday Book. The present Mill is Grade II Listed and dates from the mid-18th Century, with an 1893 addition. The earlier part is a two-storey corn mill and attic, with mill streams at both ends. The mill was driven by a breast-shot wheel, removed some time after the mill ceased operation in the 1930s. The 1893 addition was a roller mill, originally four storeys, reduced to two in the late 1940s.

The House is also Grade II Listed, with original parts dating to the mid-18th Century and the addition of the main three storey front in the early to mid-19th Century. Further additions were made between 1950 and 1980. The Cottage, once two mill workers' cottages, was knocked through into one dwelling after The House, The Mill and The Cottage were sold by the Houghton Club in 1948.

Longstock Mill has now been in the same family ownership for nearly 80 years, providing a much-loved home for the current owners for 45 of those years. With versatile accommodation and scope for living at the property in a number of ways, it offers a once-in-a-lifetime opportunity to buy and perhaps re-imagine this beautiful family home, in arguably one of the most sought-after positions in the Test Valley.





# The House

Longstock Mill stands on the banks of the River Test within a 10-minute walk of Stockbridge High Street. The house is Grade II Listed reflecting its provenance, classical design and elegant front façade.

Of brick construction under a traditional tiled roof, the house is arranged over three floors and is currently arranged as a principal four bedroom house with a large one-bedroom annexe to the rear.

The configuration suits the family who occupy it across two generations, however, this could very easily be incorporated back into a single residence. Large sash windows in the main part of the house, with tall ceilings and elegant finishes ensure the best of a traditional country house.

With reference to the floor plans, the house extends to just over 3,400 sq ft in total. The main part of the house offers two principal reception rooms on the ground floor, with a kitchen/breakfast room, utility room with WC and small boot room. There are four bedrooms over two floors above, with a family bathroom. One top floor bedroom has an ensuite loo and sink.

The sitting room is of particular note; a beautiful bay window designed by Ernst Freud, the son of Sigmund and father of Lucien, overlooks the River Test.

Some rather splendid craftsmanship ensures the curved bay windows open up fully to provide a panoramic view across the water meadow beyond.

There is also an elegant, curved balcony above, leading out from the main bedroom. The family/dining room lies on the other side of the staircase hall, with a hatch through from the kitchen.

The kitchen is fitted with traditional shaker-style units and has an electric Aga, with dual-aspect views over the river and gardens behind.

With a separate ground floor access, but interlinked on the first floor, the annexe offers a stylish, minimalist interior and offers a kitchen/dining room, garden room overlooking the river, first floor sitting room, bedroom and bathroom.

We understand that there is a historical opening between the two kitchens at ground floor which could be reinstated as well.

*“This is the house that welcomes you”*



## The Cottage

The Cottage lies in the northwest corner of the property, fronting the village road. With a lovely area of cottage garden to the front and raised deck from which to enjoy the views, it is a lovely independent residence to complement the main house and has been let out for much of the current owners' occupation of the Longstock Mill. Extending to 865 sq ft, in brief, the accommodation provides a hall, sitting room, dining room and kitchen, with two bedrooms, shower room and bathroom upstairs.

## The Mill

The Mill is Grade II Listed in its own right and boasts a wonderful provenance as a former working mill, with some of the machinery still in situ (not working) and extends to just over 3,700 sq ft in total. Two mill streams run beneath it and flow on through the gardens. The main building is arranged over three floors and is presently used for general storage, potting and also houses the swimming pool plant.

The original mill was extended in 1893 and now provides a two-storey ancillary building to the main house, with area for two cars, stores and wonderful games room above. The views are magical and, with some careful reimagination, this could potentially be brought into use as a formal part of the accommodation, subject to the necessary planning consents.



The Cottage



The Cottage



The Annexe



The Annexe



The Annexe



The Annexe

# Outbuildings

There is a detached and very pretty Grade II Listed staddle-mounted granary in the grounds which is also very useful storage for garden furniture. A single garage flanks the driveway, whilst a further garage and workshop lie to one side leading up to The Cottage. There is a small open-fronted barn in the field for livestock.



## Garden & Grounds

These are, without question, some of the loveliest grounds and provide a gorgeous setting for this classically beautiful house. The front façade faces south, with a stone-flagged path running across the front and around the bay window of the sitting room and leads to the terrace outside the kitchen. This is a perfect spot for morning coffee, overlooking the river and water meadow beyond.

Interspersed with fine specimen trees, many of which were planted by the family nearly 80 years ago, the two mill streams bisect the gardens, providing a diverse environment for the surrounding flora. Gunneras abound and a rather magnificent Willow tree guards the lawn running along the river.

A large part of the upper garden has been laid out to provide a traditional kitchen garden, with cut flower and vegetable beds, as well as a substantial fruit cage. Espaliered apple trees provide structure and beauty too.

The swimming pool is flanked by lawn on one side and a mill stream on the other, with deep borders around the gardens providing colour; two mature Ginkgo trees are of particular note.

Beyond the gardens, the field has a plethora of rather magnificent specimen trees, including five Dawn Redwoods, a Copper Beech and a Wellingtonia. The field is primarily enclosed with livestock fencing, with an open-fronted brick field shelter.



Approximate Floor Area = 318.0 sq m / 3423 sq ft  
 Outbuildings = 42.4 sq m / 456 sq ft  
 Total = 360.4 sq m / 3879 sq ft

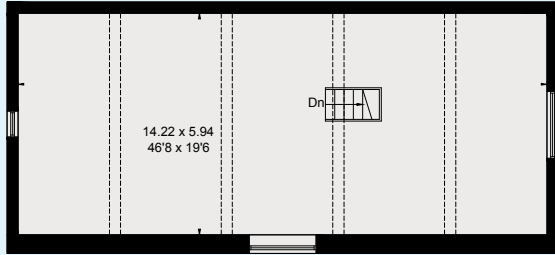


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107025

Approximate Floor Area = 351.7 sq m / 3786 sq ft

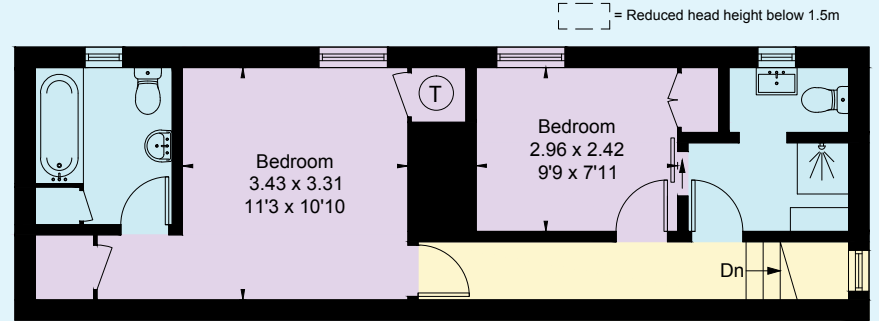


Approximate Floor Area = 80.4 sq m / 865 sq ft

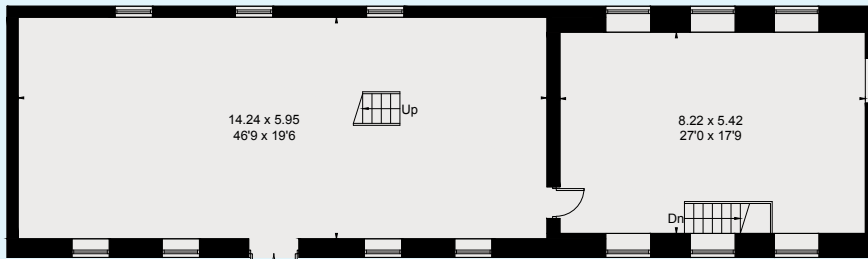


Old Mill - Second Floor

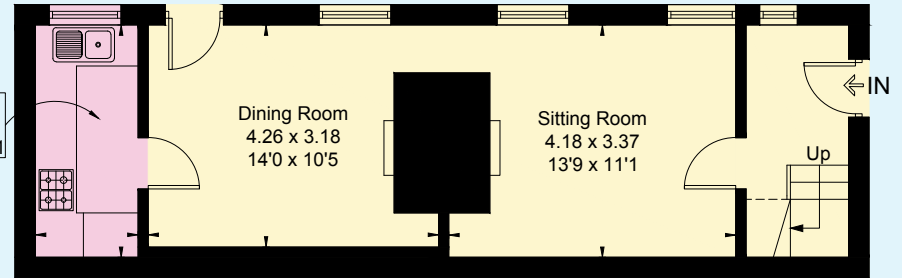
[ ] = Reduced head height below 1.5m



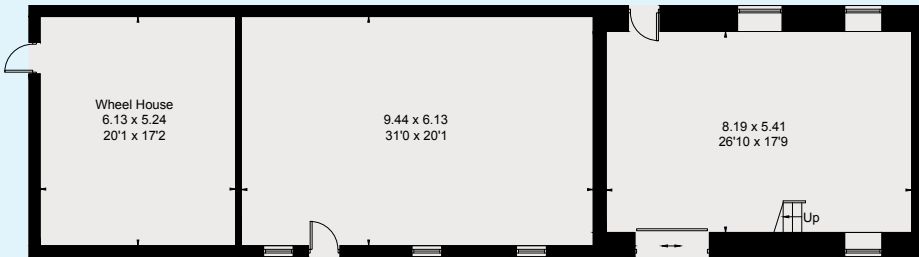
Cottage - First Floor



Old Mill - First Floor



Cottage - Ground Floor



Old Mill - Ground Floor



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# Location & Amenities

Longstock Mill is located 0.3 mile north of the desirable Stockbridge High Street with its independent shops, bars and restaurants as well as offering wonderful countryside walks on Stockbridge Common and the Test Way.

The Cathedral City of Winchester is a 15-minute drive from the property and Salisbury is within a 30 minute drive, both offering extensive amenities, leisure activities and restaurants.

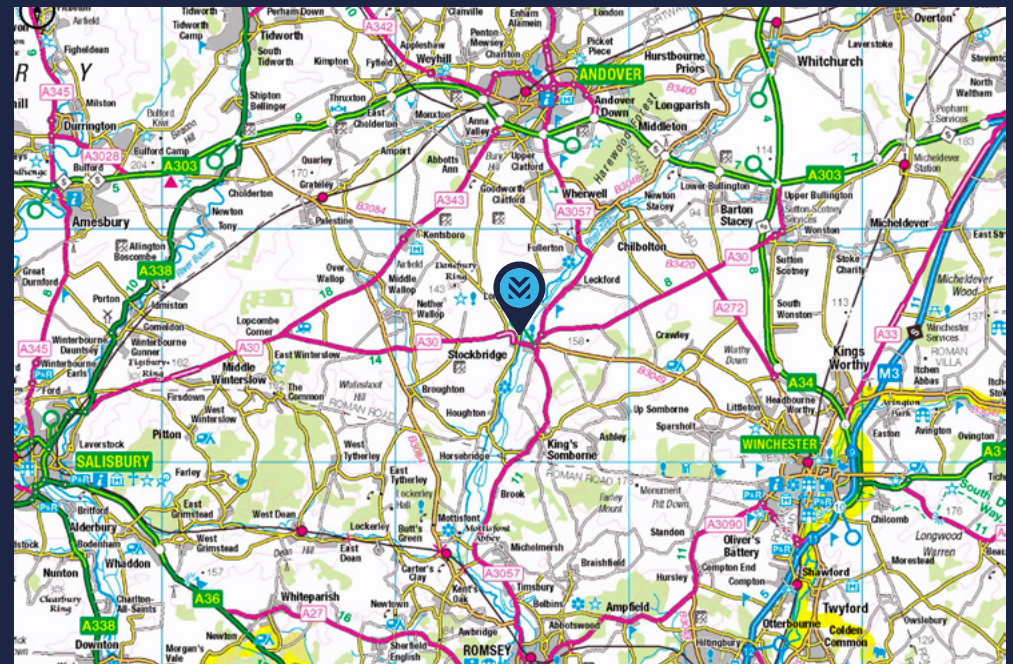
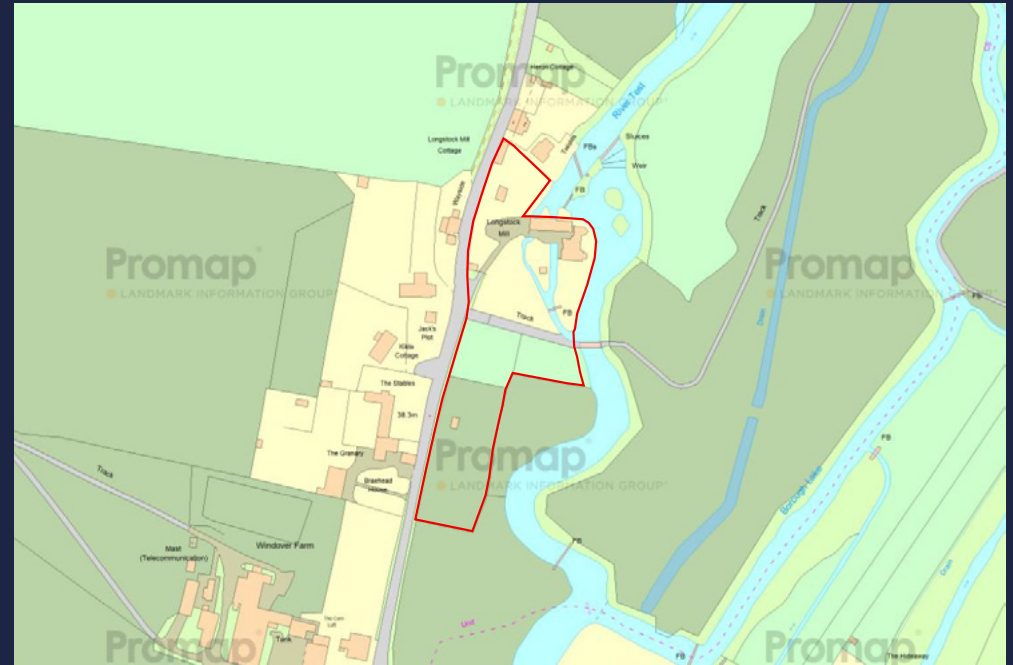
Andover train station is 8.5 miles distance with services to London Waterloo in 1 hour 10 minutes. Winchester train station is 9.5 miles distance providing a fast train service to London Waterloo in approximately 1 hour.

Stockbridge Primary School and Danebury School are located in the village. Peter Symonds Sixth Form College, Sparsholt and Andover College are within commuting distance. Local Independent preparatory schools include Farleigh, Pilgrim's and Princes Mead with Winchester College and St Swithun's in Winchester and Godolphin in Salisbury. Many of these can be reached by buses from Stockbridge town.

# Directions

Postcode: SO20 6DL

What3Words: ///touches.tinny.grinning



## Additional Info

**Services to House and Cottage:** Mains electricity, water and drainage. Oil-fired central heating. Broadband. EV charging point and Solar PV (house only).

**Outgoings:** Council Tax: The House - Band H; The Cottage – Band E

**Fixtures and Fittings:** Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

**Agents' Notes:** Houghton Fishing Club have access to parts of the property to maintain the waterway. Ask selling agents for further information. Plaques mounted on the house commemorating family events are likely to be moved once a sale is agreed

## Viewings

Strictly by prior appointment with the Sole Agents:

**Stockbridge Office**

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