



# Blue Book.

BRITWELL PRIORS

Longparish, Andover





# Preface:

**Main House:**

Entrance Hall | Drawing Room | Dining Room  
| Garden Room | Kitchen | Utility/Boot Room  
| Wine Cellar | Downstairs Loo | Boiler Room |  
Wood Store

Principal Bedroom | Dressing Room/Study |  
Adjoining Bathroom | Six Further Bedrooms |  
Three Family Bathrooms | Storage Room

**Separate Accommodation:**

Cleeves Cottage | Garden Cottage | Barn  
Annexe

**Further Outbuildings:**

Garages | Freezer Room | Wood Store |  
Tool Store | Barn Attic | Extensive Storage |  
Greenhouses

**Gardens and Grounds:**

Beautiful Formal Gardens with Sweeping  
Lawns | Knot Garden | Rose Walk | Lily Pond  
| Kitchen Garden | Orchard | Swimming Pool |  
Tennis Court | Paddock

Approximately **10.35 acres in total.**

*For sale Freehold:*

Approximate Total Area:

Main House = **452 sq m / 4,867 sq ft**

Cleeve Cottage = **90.1 sq m / 970 sq ft**

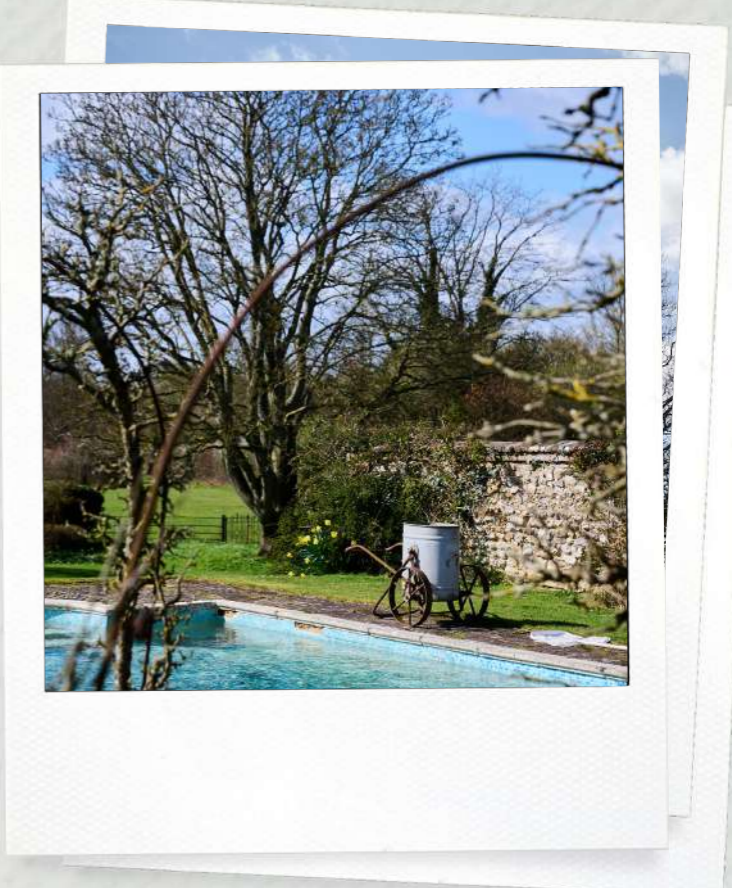
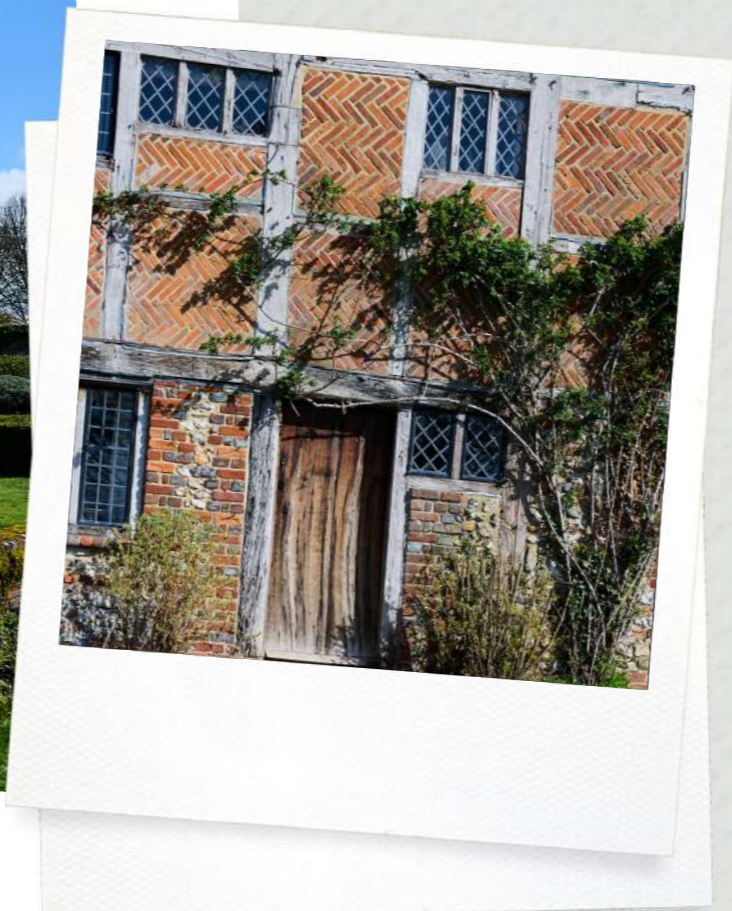
Barn Annex = **243 sq m / 2,617 sq ft**



*Why we love  
Britwell Priors.*

‘Britwell Priors is one of those rare, quiet houses which offers utter privacy and seclusion, sitting amongst 10 acres of fabulous gardens and grounds in its own section of the Test Valley.

This unique residence blends centuries old craftsmanship with the clean lines and optimism of mid-century design. A striking fusion of traditional Tudor character and a sleek 1960s extension, creating a home of personality and style.’



Set in a rural position off a quiet lane behind a hedge just outside the village of Longparish, the house is deliberately set up to present a discreet profile. A set of ironwork gates open into a gravelled forecourt with plenty of parking.

The main part of the house is a beautiful Elizabethan timber-framed building dating back to the late 16th century. Unusually for a building of this period it benefits from the flexibility of not being listed. It has been lovingly cared for by just two families over the last century and retains fantastic period features including original mellow timbers, open fireplaces, and leaded windows. This part of the house was originally located in Oxfordshire, painstakingly dismantled, and re-assembled piece-by-piece in this spot in the late 1920s. It has an air of the Arts and Craft era which influenced architecture of that time, giving prevelance to traditional materials and craftsmanship, and a deep sense of connection with the gardens outside.

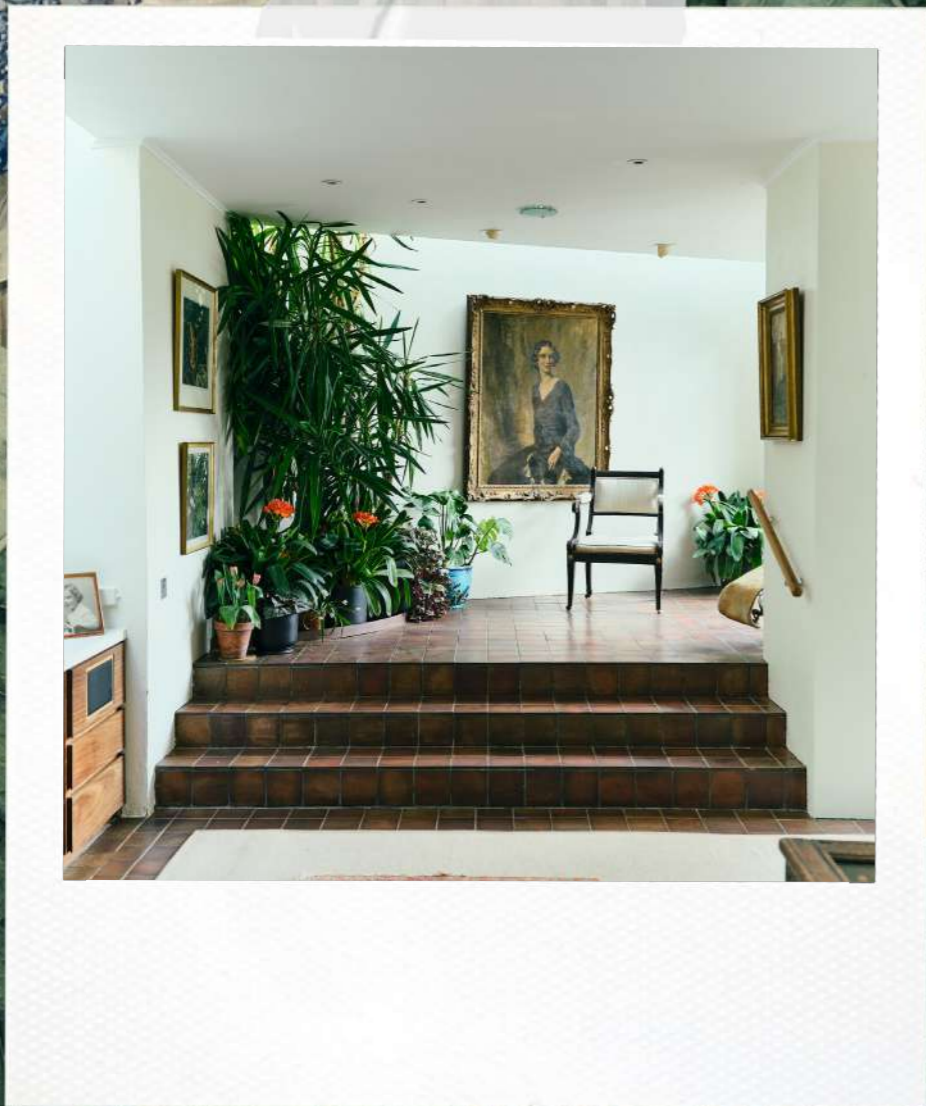


*Britwell Priors.*

A low-profile single-story extension was added by the current ownership in the 1960s to create additional accommodation

and extensive living space, suited to entertaining and a suitable backdrop to their enthusiasm for fine art.

‘All the main rooms face *south* and overlook the stunning gardens and green views beyond with *no near neighbours* to obstruct or overlook.’







### ACCOMMODATION

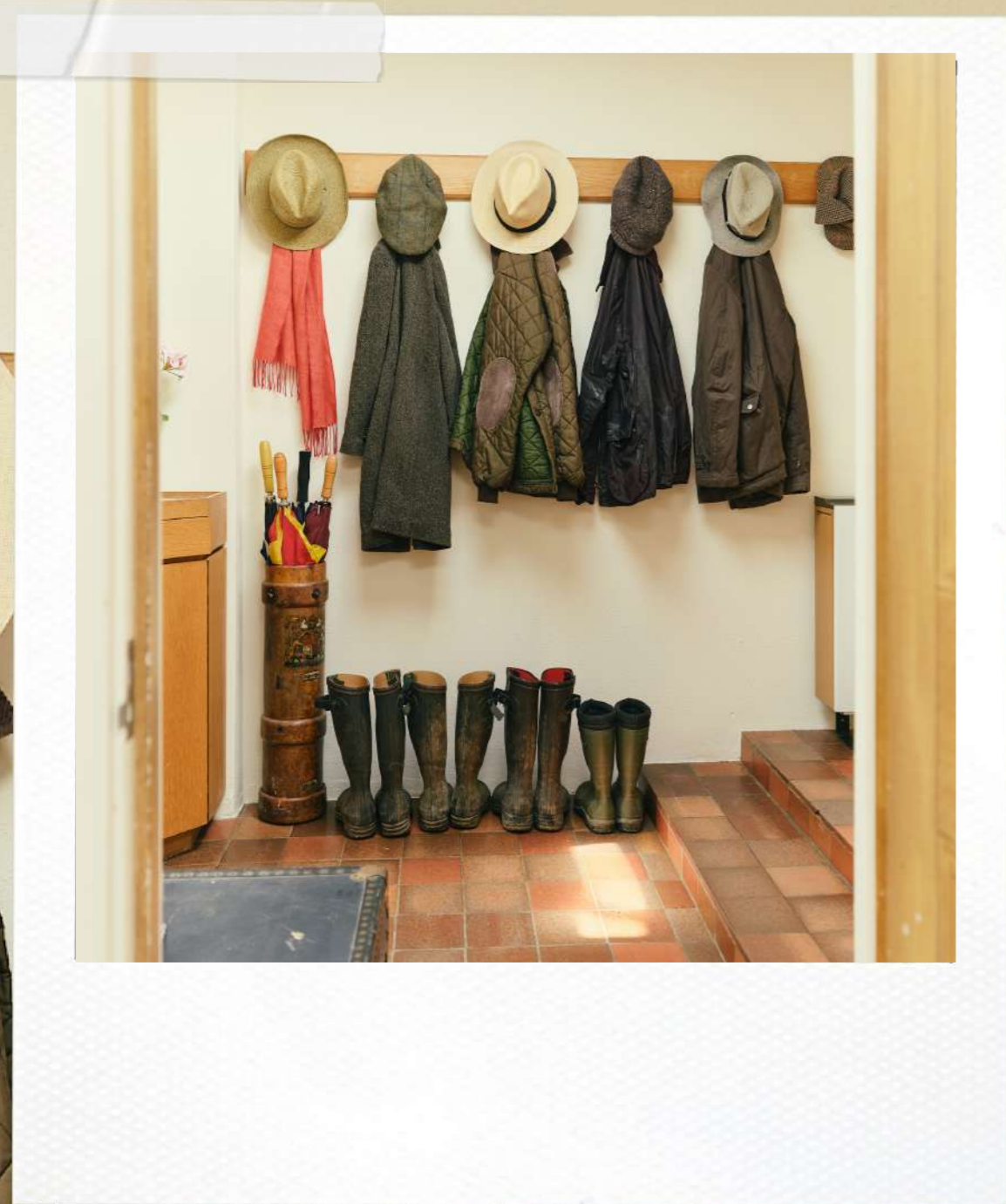
The front door opens into a porch and entrance hall with reception rooms and a downstairs cloakroom/WC leading off it. The triple aspect drawing room is a charming entertainment space with painted panelling, open Tudor fireplace, inbuilt bookcases and a Ruskin-esque bay window with window seat.

The dining room also features a Tudor fireplace as well as a beautiful timber floor, a door onto the main formal gardens, and a service pantry with hatch onto the adjoining dual aspect kitchen.

A long corridor lined in inbuilt bookcases and hidden storage cupboards leads through from the Tudor side of the house

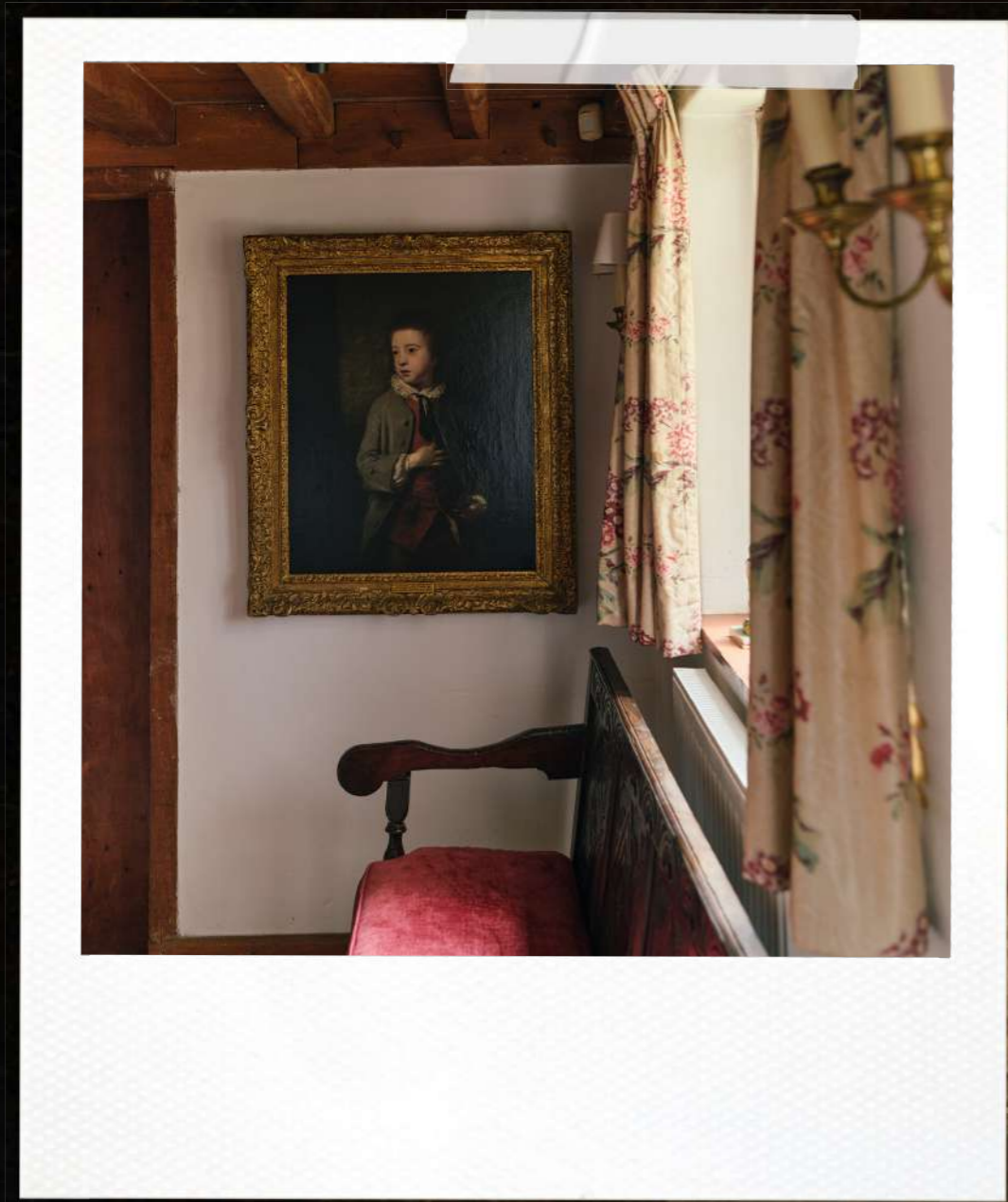
to the mid-century side. The garden room is situated in the mid-century part of the house and is flooded with natural light from skylights and dual aspect sliding glass doors onto the garden. The space includes a fireplace and has an adjoining log store and drinks room, and an adjoining link room with further glass door onto a south facing outdoor dining terrace. Suited for entertaining all through the year, the garden room would alternately make a fantastic family kitchen. A practical utility/boot room with plenty of storage, and an expansive temperature-controlled wine cellar sit next to the back hall, which provides plenty of space for coats and muddy boots.













## *Britwell Priors.*

A timber spiral staircase in the oldest part of the house leads to the first and second floors which have further period features including lovely timber floors and fireplaces. The generous triple aspect principal bedroom is situated on the first floor. The room has a Tudor fireplace and a similar Ruskin-esque bay window to the drawing room below, which gives spectacular far-reaching views, across formal gardens and down the valley, and also directly down over the gleaming waters of the river Test below. A bathroom and Study/dressing room sit next door. A further bedroom and bathroom, and a

set of large linen cupboards complete the first floor. The second floor houses three further bedrooms all with fantastic views, a family bathroom, and a large storage room.

The sixth and seventh bedroom and another family bathroom are located in their own section of the ground floor which can be sealed off with a door from the rest of the ground floor, working well as guest accommodation or ancillary. The bedrooms both have sliding glass doors onto their own outdoor terrace and private section of garden sheltered by beech hedges.







**SEPARATE ANNEXE AND TWO COTTAGES**

Britwell Priors has extensive additional accommodation which is separate from the main house.

**Barn Annexe**

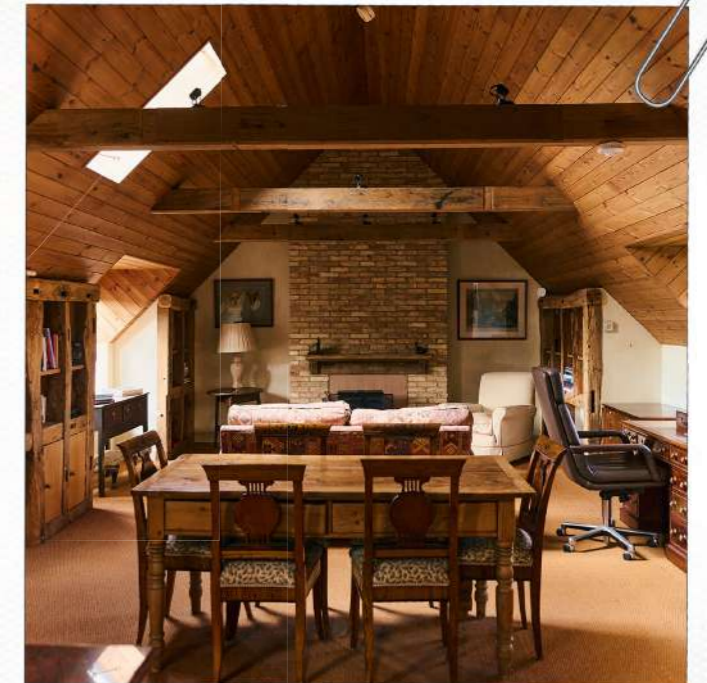
The barn annexe is located in a pretty, traditional clapboard barn which has its own driveway and parking. The space comprises a fantastic open-plan reception room with high vaulted ceiling and inbuilt bookshelves housing a kitchen at one end and a dining area and sitting room with fireplace at the other. There are two bedrooms, a family bathroom, a utility room, and a storage room. This space would work well as

ancillary, or a guest house.

**Cleeves Cottage and Garden Cottage**

The two cottages are located some distance away at the far end of the land and are not visible from the main house.

Cleeves cottage comprises a sitting room, kitchen/dining room, three bedrooms, a family bathroom, and a separate loo. It also comes with its own garden and lovely views. Garden Cottage comprises a sitting room, kitchen, three bedrooms, and a family bathroom. Both cottages have their own driveways and parking.



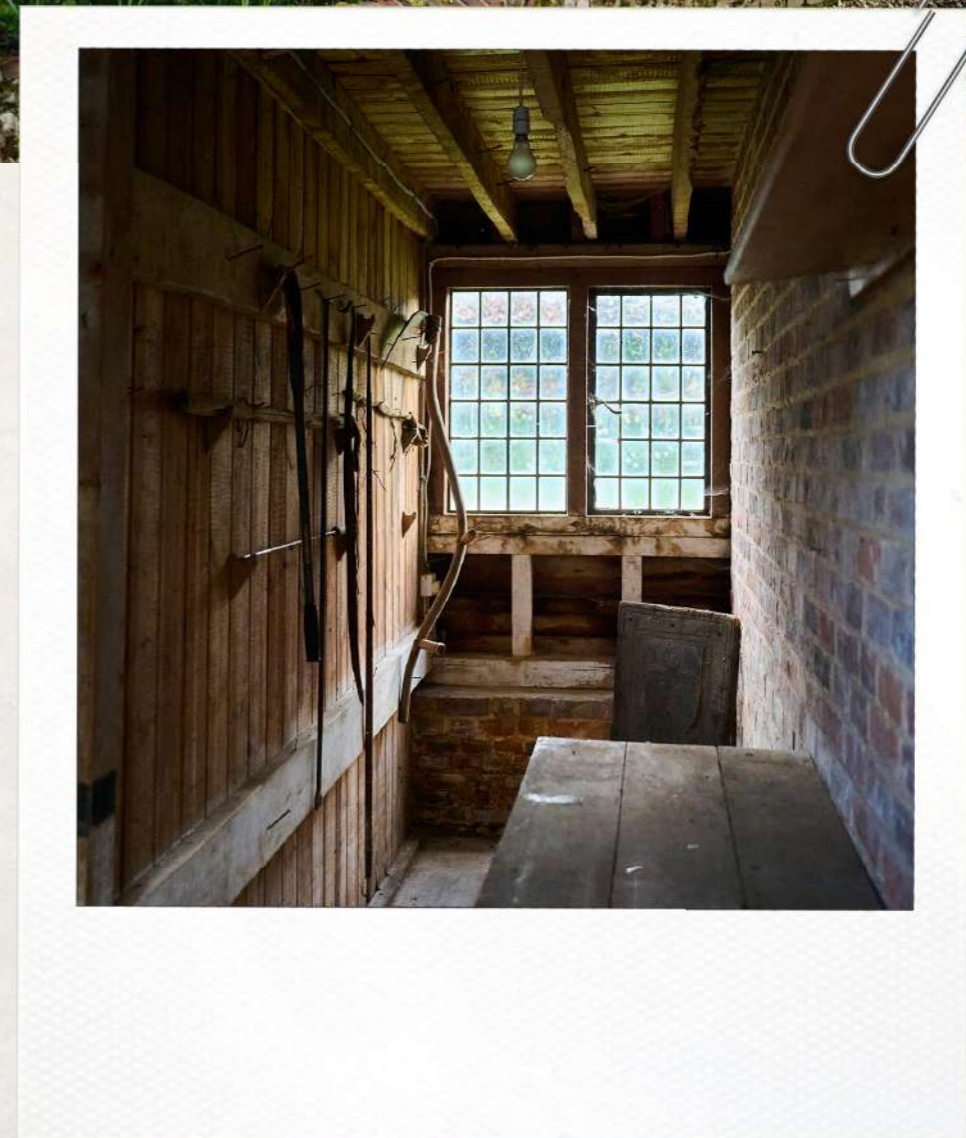
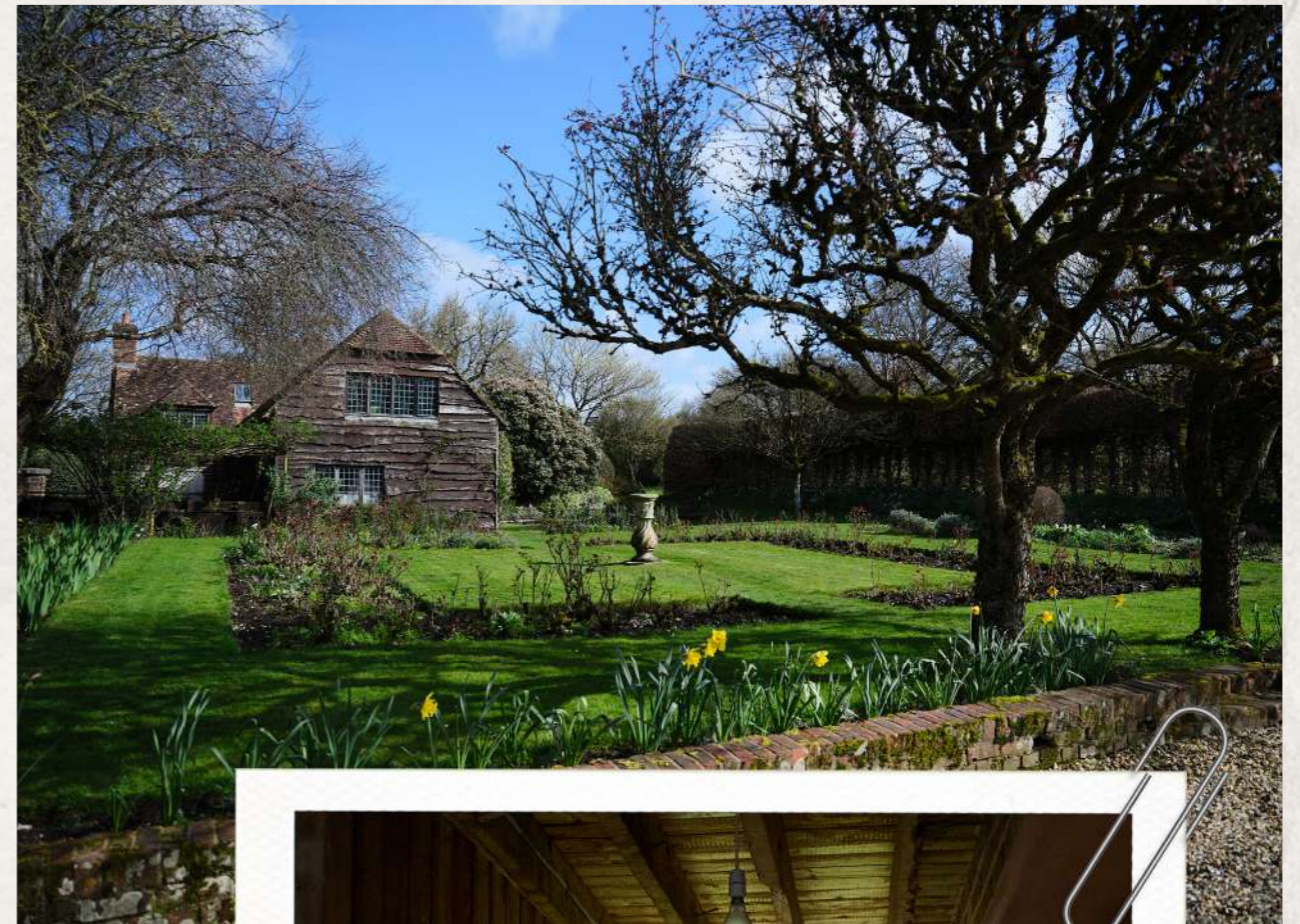


**OUTBUILDINGS**

A traditional timber and clapboard barn houses a tool shed, two garages, a wood store and a freezer room. A large first floor barn attic above is currently used for storage but would make a fantastic games

room.

There is also a further wood store and a gardener's loo as well as further garaging, greenhouses and storage.



# GLORIOUS GARDENS AND GROUNDS.

*'a real highlight of this home is its expansive landscaped garden which extend to just over 10 acres of gardens and grounds.'*

The main formal gardens lie to the South of the house and are a true gardeners delight, filled with a wonderful variety of mature trees and shrubs and compartmentalised with neatly trimmed beech hedges which give structure and colour all year round. A large stone terrace, with pretty thatched garden shelter at one end, runs along the South façade of the main house, which is adorned in climbing roses. This overlooks a knot garden flanked with lavender which in turn overlooks expansive lawns and gives way to estate fencing and pasture beyond, forming a lovely view.

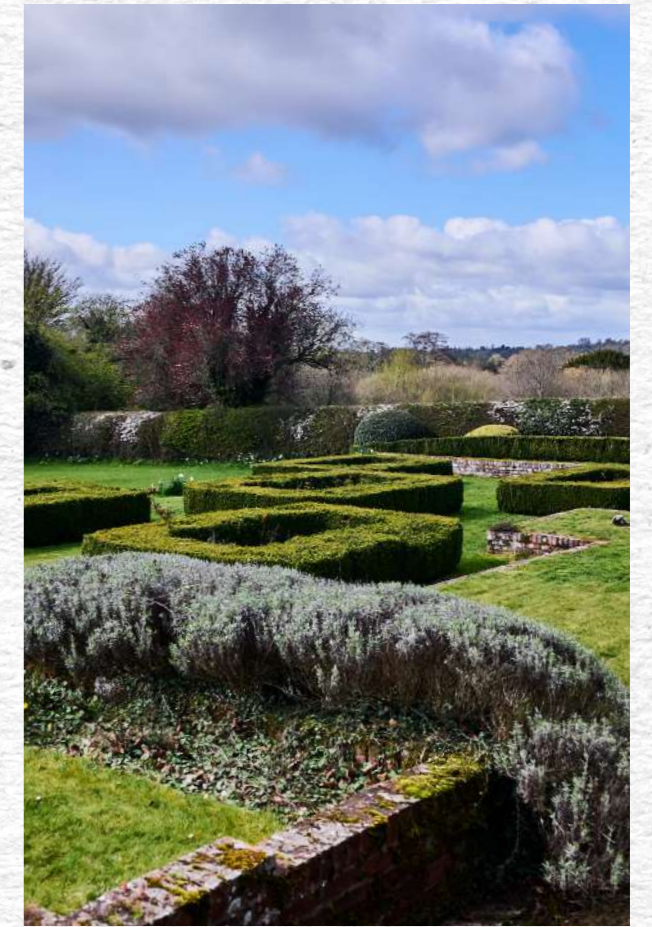
The outdoor swimming pool shares the same view and has its own South facing terrace and sunken dining terrace, creating a suntrap which is perfect for entertaining in warmer months. A charming

rose walk, lined with crab apple trees, hyacinths, lavender, daphne, and clematis, and thousands of spring bulbs, leads up to the top of the garden where there is a thatched summerhouse and sitting area with further elevated views across the grounds and down the valley.

An archway of weeping cherry forms a fountain of blossom in the spring and leads through to a further area of formal garden with neat borders, lawn and an attractive round lilypond. Beyond lies a tennis court and an expansive kitchen garden with extensive beds for vegetables and cut flowers, several greenhouses, a productive fruit cage, and orchard.

The wider grounds include several large paddocks ideal for grazing.









# Chapter past!

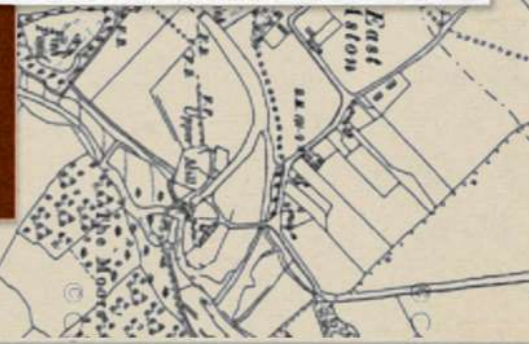
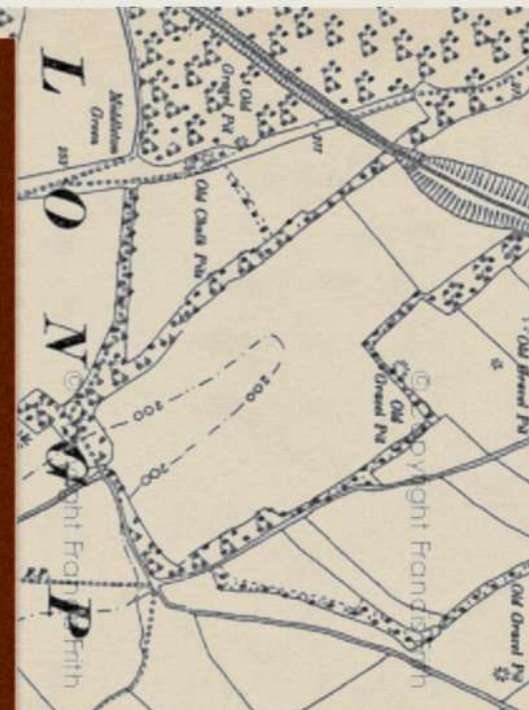
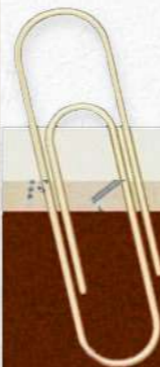
‘The name Longparish first appeared in the mid-16th century, derived from a nickname for the “long parish” of Middleton – comprising Middleton, East Aston, West Aston and Forton.’

The name Longparish first appeared in the mid-16th century, derived from a nickname for the “long parish” of Middleton – comprising Middleton, East Aston, West Aston and Forton – which stretched some four miles along the River Test. The settlement has always centred on the river, with records of watermills dating back to the 11th century.

Longparish Manor has its roots in a 17th-century sporting estate, and from the 19th century the area became closely associated with refined angling techniques. The manor was owned by the Hawker family during this period; most notably, Colonel Peter Hawker, whose popular guide *Advice to Young Sportsmen*, first published in 1814, proved highly influential. His legacy, alongside that of other local figures such as Frederic M. Halford, helped establish dry-fly fishing as a defining local tradition. The Hawker family retained ownership until 1929,

after which the estate passed to the Dawnay family until 1989 and was occupied by the Bank of England during the Second World War.

The main part of Britwell Priors is a beautiful Elizabethan timber-framed building dating from the late 16th century. Originally situated in Oxfordshire, it was painstakingly dismantled, and re-assembled piece-by-piece in this spot in the late 1920s by Captain Charles King of the Coldstream Guards and his wife, Lady Clare Noel, who were avid anglers and close friends of Major General Guy Dawnay, then owner of Longparish Manor. The Tennant family purchased Britwell Priors from the Kings in 1961 and it has been a much-loved family home ever since. They added the low-profile extension we see today in the 1960s to create additional accommodation and extensive light-filled living space, expertly suited to entertaining and housing a fantastic art collection.



CHAPTERS PAST



LONGPARISH

‘The Test Valley is prized for its beautiful countryside, excellent schools, excellent transport links, and first-class sporting opportunities.’

Whitchurch 2.8 miles, Andover 7.9 miles, Winchester 13 miles, Whitchurch Station (London Waterloo from 59 mins) 2.8 miles, Andover Station (London Waterloo from 67 mins) 7.9 miles, Central London 65 miles, Heathrow 51 miles

(Distances and times approximate)

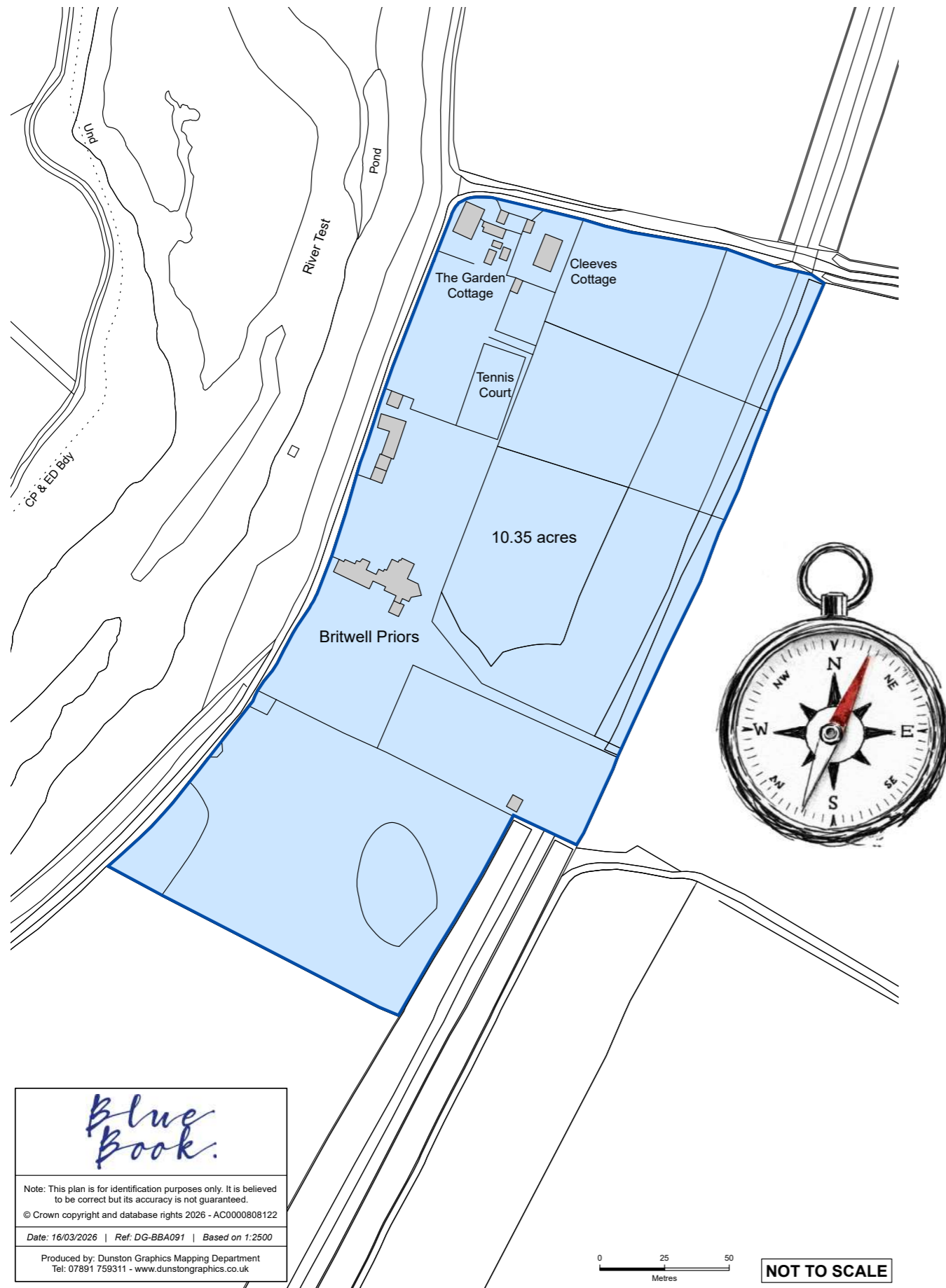
Living in the Test Valley.

The house is located just outside the village of Longparish which has retained many traditional features of village life. This includes period brick and thatched houses and cottages, a village green, village hall, medieval parish church, primary school and an illustrious cricket club with lovely ground. The village also includes a shop with post office and two pubs, The Plough, dating back to 1721, and The Cricketers Arms. The nearby town of Andover provides further amenities, with more extensive facilities and cultural opportunities on offer in the ancient cathedral city of Winchester.

There is a fantastic choice of local schools including Farleigh, Rookwood, Cheam, Winchester College, St Swithun's, Twyford, Pilgrim's and Prince's Mead School all nearby, and further options including Downe House, Elstree, Marlborough and Bedales within easy reach.

The area is also renowned for its outdoor pursuits, particularly fly fishing. Although barely 30 miles in length, the legendary river Test, is the most famous chalk stream in the world, its gin-clear waters attracting trout, grayling and fishermen alike. The beautiful surrounding countryside offers lovely walks including part of the Test Way and hiking in Harewood Forest.

Railway links can be found at Whitchurch (London Waterloo approximately 1 hour) and Andover Station, 2.8 miles and 7.9 miles respectively. Road links are similarly excellent with the A303, A34 and M3 all within easy reach.



**Blue Book.**

Note: This plan is for identification purposes only. It is believed to be correct but its accuracy is not guaranteed.

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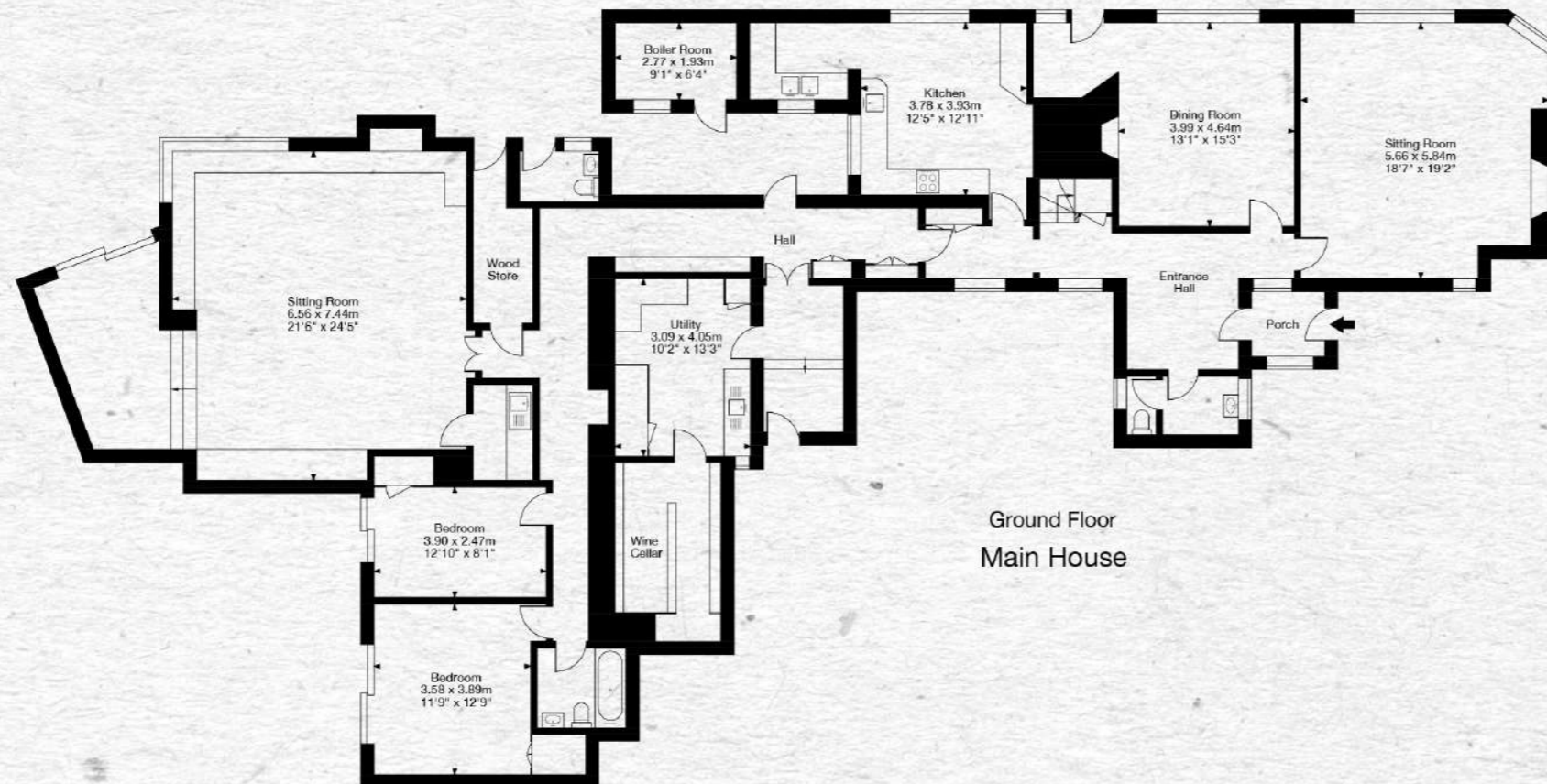
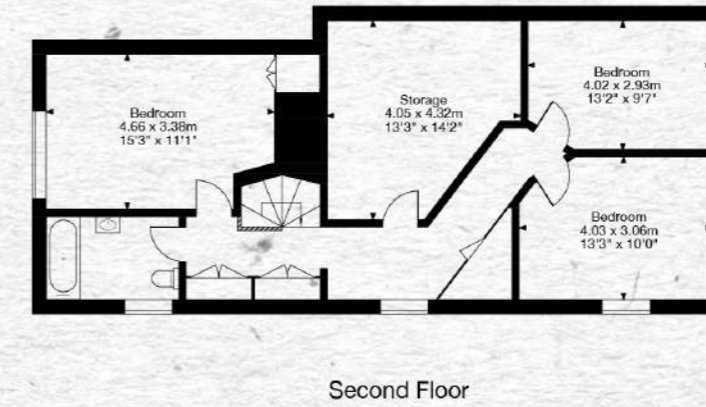




**Britwell Priors, Longparish, Andover SP11 6QR**

Gross Internal Area (Approx.)

Main House = 452 sq m / 4,867 sq ft



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
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**Capture.**

**Britwell Priors, Longparish, Andover SP11 6QR**

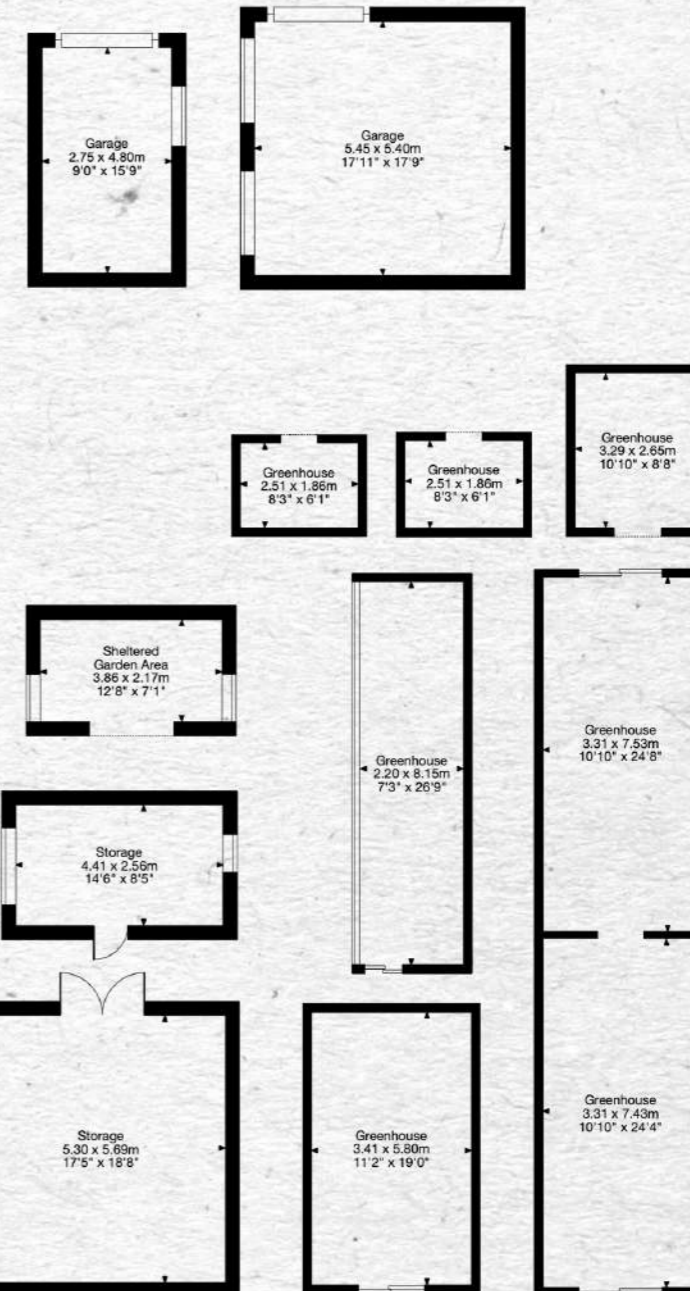
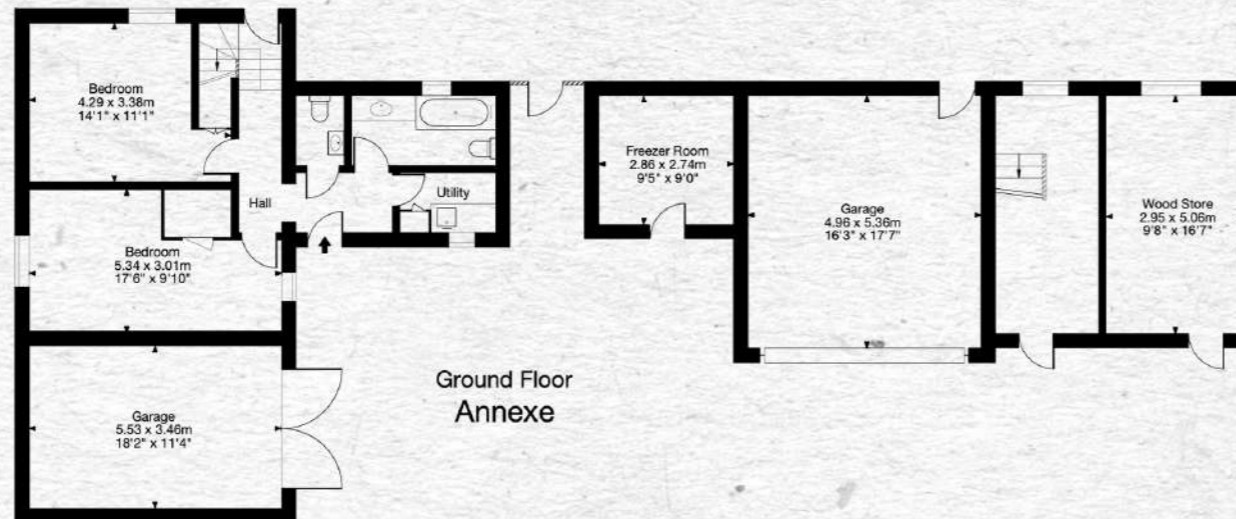
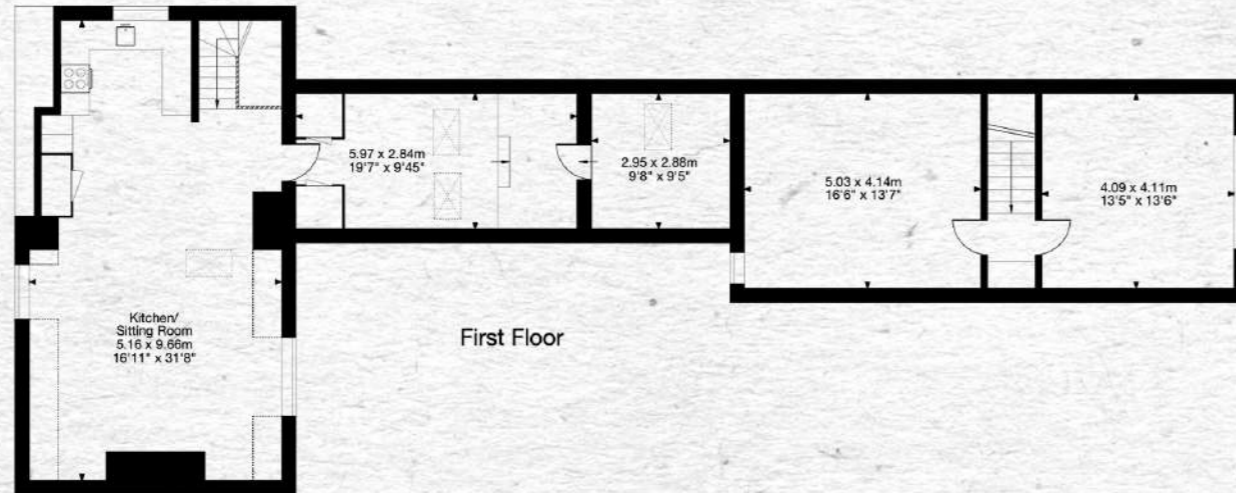
Gross Internal Area (Approx.)

Annexe = 243 sq m / 2,617 sq ft

(Incl. Annexe Outbuildings)

Outbuildings = 174 sq m / 1,872 sq ft

(Excl. Open Greenhouses/Sheltered Garden Area)



**Outbuildings**  
(Not shown in actual location / orientation.)

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## PROPERTY INFORMATION

Services: Oil-fired central heating , private drainage, private water supply, and mains electricity.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Freehold

Local Authorities: Hampshire County Council (tel. 01962 841 841) and Test Valley Borough Council (tel. 01264 368000 )

Council Tax:  
Britwell Priors - Band H  
Cleeves Cottage - Band C  
Garden Cottage - Band D  
The Annexe - Band B

Postcode: SP11 6QR

What3Words: ///searching.paint.boating

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

## IMPORTANT NOTICE:

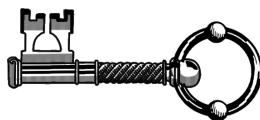
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# Blue Book.

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