



SADDLERS COTTAGE

Longparish, Hampshire, SP11 6QQ



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A unique opportunity to build a family home of around 2,893 sq ft, set in beautiful gardens, including an area with river frontage and single bank fishing and totalling around 1.2 acres, in this popular Test Valley village

Andover 7 miles | Winchester 13 miles
London Waterloo from Andover
1 hour and 20 minutes
(Mileages are approximate)



SADDLERS COTTAGE

This is a fantastic opportunity to purchase a development opportunity, with full planning permission to demolish the existing house and to build a new, generous 4 -bedroom family home totalling around 2893 square foot (planning reference 25/01300/FULLN). The property is set in around 0.97 acres of beautiful gardens on the edge of Longparish.

Behind the current cottage is a thatched outbuilding, which historically has been used as a garden room and workshop by the previous occupants and is ripe for renovation into useful additional space.

The gardens at Saddlers Cottage are a wonderful feature of the property. The main garden surrounding the house totals 0.97 acres, and is beautifully established, featuring lawns, hedged boundaries, a woodland garden and a former vegetable garden. There is also an additional 0.23 acres across the lane, which comes with a section of single bank fishing.

There is superb scope within the garden which already provides attractive and private surroundings. In addition to the land across the lane, the land totals around 1.2 acres.

SITUATION

Longparish is a popular village with the River Test running through the centre and an excellent range of local amenities. There is a primary school which is a short walk from the house, cricket pitch, church, two public houses and a thriving village shop. The village is surrounded by attractive countryside and there are numerous very good walks close by. The nearby town of Andover provides a very good range of shops and facilities, including a mainline railway station. The Cathedral City of Winchester is 13 miles away. The village is also extremely well connected with a mainline station to London from Andover, and the A303 providing links to London and the West Country. The renowned Farleigh School is also a short drive.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property.

Services

Mains water, electricity and private drainage. Oil fired heating.

Tenure

Freehold with vacant possession.

Local Authority

Test Valley Borough Council. Band F

Postcode

SP11 6QQ

Broadband availability

Superfast Broadband available (Ofcom)

Mobile/Internet Coverage

Good according to Ofcom

Parking and Access

The property has good off street parking.

Local Planning

Conservation area

Planning permission reference 25/01300/FULLN
(www.testvalley.gov.uk)

IMPORTANT NOTICE

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Additional information

A CIL payment of around £20,000 would apply, unless it is a self-build (with occupancy for 3 years) then no CIL would be required.

Directions SP11 6QQ

From the Bullington Cross junction of the A303 and A34, take the A303 heading west. Take the third junction, signposted to Wherwell and Longparish. Immediately after exiting, turn right again signposted to Longparish and proceed along this road, passing over the A303. At the junction turn left. Proceed along the lane and upon entering the village, after a sharp right hand bend you will pass the Primary school on your right. Continue through the village, passing the shop on the left. As you leave the village, proceed around the lane and Saddlers Cottage will be found on the left, before a sharp left-hand bend.



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Viewings

By appointment with BCM Wilson Hill Winchester only.

Selling Agent

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NB: These particulars are as at March 2026



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		



Saddlers Cottage: 128sq.m. or 1378sq.ft.
Outbuilding: 63sq.m. or 678sq.ft.
Total: 191sq.m. or 2056sq.ft.

Winchester

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