



7 BEDROOM EQUESTRIAN FOR SALE IN ALRESFORD

Offers Over **£10,000,000**



REF: 3627756

PROPERTY FEATURES

- Quote HFA when enquiring
- Private estate
- Magnificent equestrian facilities
- Four bedroom main house
- Three further bedrooms spread over additional accommodation
- Pool complex
- Cinema room
- Half a basketball court
- Eco Friendly
- 34 acres of land

PLEASE MAKE REFERENCE TO HFA WHEN ENQUIRING.

Welcome to Hill House, a stunning country home nestled within 34 acres of private land. This eco-friendly estate, spanning 12,650 sq ft, boasts exceptional equestrian facilities and includes two additional dwellings: a two-bedroom lodge and a one-bedroom apartment. Whether you seek a weekend retreat or a substantial family residence, this serene property exudes tranquillity.

Perched in an elevated position, Hill House offers panoramic views of the rolling countryside. It's an equestrian lover's dream, featuring modern, fully equipped stables with twelve 14x14 internal stalls, automatic waters, individual windows, a heated tack room, hot wash bay with solarium, rug room with washer, dryer, and heated rug racks, a feed room, and grooms' accommodation/office with kitchen and bathroom. The external facilities include a lunge pen, a 40x50 outdoor school, and a large oval MolenKoning indoor walker with eight compartments and three additional central stables. The 22-acre paddocks, sectioned with automatic water troughs and electric fencing, are currently used for grazing and hay harvesting. Additional facilities include large barns for hay and machinery storage, with potential for further stabling. The equestrian amenities have a private gated entrance, perfect for lorries, farriers, and vets, separate from the main entrance.

The property is designed in a semi-circle, accessed via electric gates and a tree-

lined driveway. Built to the highest standards with meticulous attention to detail, Hill House is ideal for families or individuals, offering well-proportioned, light-filled rooms with scenic views, perfect for living and entertaining.

Upon entering through large glass doors, you're greeted by a spacious hallway with views extending through the formal sitting area to the fields beyond. To the right, there's a well-equipped laundry room with a laundry chute, a large home office, and a family room/ fifth bedroom as its complete with a shower room. To the left, a cloakroom, a large family dining area, and a spacious kitchen with an orangery featuring a large island and bar area. The orangery's bi-fold doors open to a patio leading to a walled garden with olive, apple, and pear trees, vines, and a vegetable patch for the avid gardener. The patio also connects to the pool, spa, and gym complex. A staircase from the kitchen descends to the basement, housing a cinema room, treatment rooms, and underground access to the pool area and quadruple garage.

The main house includes four generously sized en-suite bedrooms, all with large balconies offering countryside and paddock views—perfect for enjoying a morning coffee.

The quadruple garage with a large store to the side features a one-bedroom apartment, perfect as guest accommodation or for employees. Additionally, a log cabin within the grounds serves as second guest accommodation or a residence for relatives, complete with a fully equipped kitchen and a log burner.

The two-story swimming pool complex includes a 18m pool, spa bath, sauna, steam room, and changing areas on the ground floor. The first floor features a well-equipped gym with breathtaking views, bi-fold doors opening to two large Astro-turfed sun terraces designed for privacy and capable of supporting gym equipment, creating a versatile enclosed outdoor space.

Hill House boasts high insulation values and airtight construction, with a Swedish Ground Source Heat Pump providing heating and hot water. A central log burner in the drawing room offers additional heat if needed. The Canadian Mechanical Ventilation System with heat recovery minimizes energy loss by bringing warm fresh air into all habitable rooms. Additional features include a Lutron Lighting System, integrated music/Control 4 home system, smartphone technology, and a Kaleidoscope home cinema.

The meticulously manicured gardens offer a tranquil space, overlooking the paddocks.

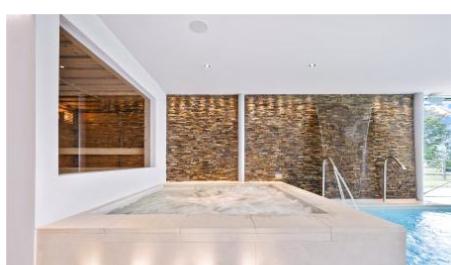
The property is conveniently located near some of the best schools in the country, including Twyford School, St Swithun's, Winchester College, Bedales, and Brockwood Park. Additionally, it offers easy access to two train lines Winchester and Petersfield, providing direct access to London in just over an hour.

This magnificent property must be viewed to be truly appreciated.

** Three bed cottage by separate negotiation**

PROPERTY PHOTOS





EPC

LOCATION



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	83	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

FLOORPLANS

HILL HOUSE MERRYFIELD ROAD, ROPLEY MONKWOOD ALRESFORD

Approximate Area = 5210 sq ft / 484.02 sq m

For identification only - Not to scale

