

How to find us

From London take the M5 to Winchester and then.....

From Winchester take the B3049 Stockbridge Road and just as you enter Stockbridge, Little Dean House can be found on the right hand side.

From Romsey take the A3057 and continue for approximately seven miles. Upon reaching Stockbridge at the first roundabout, almost doubling back on yourself, take the exit signposted Winchester (B3049) and Little Dean House can be found on the left hand side.

From Andover take the A3057 signposted to Stockbridge, at the second roundabout take the exit signposted Winchester (B3049) and Little Dean House can be found on the left hand side.

From Salisbury take the A30 and drive through Stockbridge High Street, at the roundabout take the exit signposted Winchester (B3049) and Little Dean House can be found on the left hand side.



A joint development by Richard Brevin in association with New Forest Developments Ltd.  
Selling Agents: FPD Savills, Jewry Chambers, Jewry Street, Winchester, SO23 8RW Tel: 01962 854060/841842 www.fpd Savills.com.



Please note: These details are intended to give a general indication of the proposed development and floor layouts are believed to be correct at the time of printing. New Forest Developments reserve the right to make any changes thought necessary to the development, individual specifications or floor layouts at any time. The contents of this brochure do not constitute an offer or form any contract or an inducement for any such contract. All measurements are given as a guide and no reliance should be placed thereon without first being checked on site. No liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in these particulars. No representation or warranty whatsoever is made or given in relation to these particulars, during negotiations or otherwise.

  
**LITTLE DEAN HOUSE**  
STOCKBRIDGE • HAMPSHIRE

one and two bedroom luxury apartments in a beautiful country house

Experience the *elegance* of a bygone age...



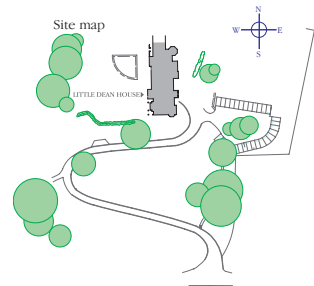
**Little Dean House** is an exclusive development of individually designed one and two bedroom apartments in a converted Victorian Country House. Set in over four acres of beautifully landscaped gardens, the house commands stunning views across the rolling chalk downland of the Test Valley.

Steeped in history, allegedly where Lily Langtry entertained the Prince of Wales, the future King Edward VII, on visits to the famous Danebury Down racecourse, the house has been lovingly restored and converted into apartments, each unique in their design and layout set in elegant, secluded surroundings.

The apartments reflect much of the house's original charm. Generous proportions, period features and architectural detail are coupled with all the benefits of modern living including well equipped kitchens, stylish family bathrooms, elegant en-suites, carpeting and ceramic tiling, a lift to the upper floors and private parking.



An *ideal* place to live...



**Little Dean House** is ideally located in the beautiful market town of Stockbridge, once famous for its racing, now a vibrant centre with many interesting shops, pubs and restaurants.

The River Test threads its way under the broad high street before it widens and deepens as it flows south. Known the world over for the excellence of its fishing, the surrounding countryside offers a number of other leisure pursuits in addition to a wealth of history dating back to the Iron Age. Just a drive away is the charming New Forest, the sailing centres of Lymington and Cowes and the beautiful beaches of the South Coast.

Historically two ancient roads meet and cross at Stockbridge, one running east to west between Winchester and Salisbury, the other running north and south along the valley of the Test from Andover to Romsey. Today these roads continue to provide good access to the larger centres of Winchester, Salisbury, Andover, Romsey, Southampton and beyond. Rail commuters can reach London Waterloo from Winchester in around 55 minutes at peak times and for international travel Southampton and Bournemouth Airports are easily reached.



## Elegant *Luxury* fitted apartments

The apartments have been fitted to a high standard and where possible have retained original features and architectural detail. The interior design of the properties has been subject to careful consideration and meticulous attention to detail.

### Kitchens

- Stylish designer kitchens
- Polished granite worktops
- Fitted appliances including built-in ceramic electric hob, stainless steel electric oven with canopy over
- Integrated fridge-freezer, dishwasher and washer/driers
- Ceramic floor tiles
- Under mounted sink with elegant monoblock mixer taps

### Bathrooms

- Elegant white sanitary ware with monoblock taps in polished chrome
- Shower cubicles with thermostatically controlled shower to en-suite\*
- Stylish tiling to all bathrooms and en-suites
- Fitted mirrors
- Ceramic floor tiles
- Fitted towel radiator

### Decoration

- Smooth finish to ceilings
- Brass swept lever door furniture
- Deep ornate cornice to the principal rooms
- Large moulded skirtings and architraves
- Bespoke radiator covers

### Wardrobes

- Purpose-built wardrobes to bedrooms where shown

### Heating

- State-of-the-art electric boiler with pressurised hot water system serving panelled radiators

### Electrical

- TV points with satellite provision to living room
- BT points to living room and principal bedroom
- Branded light switches
- Branded electrical sockets
- Concealed downlights in kitchens and bathrooms
- Audio entry phone system
- Mains operated smoke detectors

### Glazing

- Original sash windows and doors to the majority of first and second floor apartments. Double glazed sealed units elsewhere.

### General

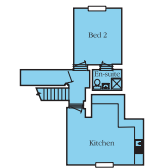
- Carpeting throughout the apartments and in the common areas
- Four person lift to the first and second floors

### External

- Steps leading to beautifully landscaped gardens of over four acres
- Feature pond with fountain
- Private accessed driveway. Elegant main entrance and canopied side entrance with private access to some apartments
- Allocated parking to each property with guest parking
- Security lighting
- Raised terraces to apartments 2, 4 and 5
- Balconies to apartments 6, 7 and 9

\*where applicable

## Floor plans to Little Dean House



Basement to Apartment 3

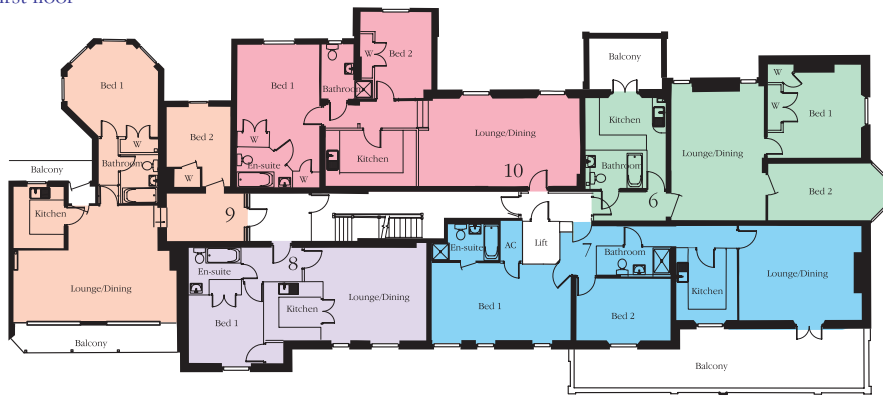


### Ground floor

	Apartment 1		Apartment 2		Apartment 3 (split level to basement)		Apartment 4		Apartment 5			
	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial		
Lounge & Dining	6.25 x 4.1	20'5" x 13'4"	6.75 x 6.1	22'1" x 20'0"	5.4 x 4.5	17'7" x 14'1"	7.55 x 5.2	24'1" x 17'1"	4.5 x 4.15	14'8" x 13'6"		
Kitchen	2.6 x 2.1	8'5" x 6'8"	3.15 x 1.75	10'3" x 5'7"	5.3 x 4.9	17'4" x 16'1"	2.75 x 2.5	9'0" x 7'5"	4.0 x 2.45	13'1" x 8'0"		
Bedroom 1	5.3 x 4.45	17'4" x 14'6"	1.65 x 1.5	5'3" x 4'9"	4.45 x 4.35	14'6" x 14'3"	4.25 x 4.05	13'9" x 13'3"	5.55 x 3.85	18'2" x 12'6"		
Bedroom 2	4.55 x 2.55	14'9" x 8'4"	5.0 x 4.85	16'4" x 14'2"	2.9 x 1.65	9'5" x 5'4"	2.4 x 1.65	7'9" x 5'4"	1.75 x 1.7	5'7" x 5'6"		
Bathroom	2.1 x 1.75	6'8" x 5'7"	3.95 x 3.45	12'9" x 11'3"	3.85 x 3.4	12'6" x 11'2"	Hall	2.95 x 2.1	9'7" x 6'9"	Bedroom 2	4 x 3.7	13'1" x 12'1"
			Bathroom	2.25 x 1.9	7'4" x 6'2"	Ensuite	2.1 x 1.35	6'9" x 4'4"	Bedroom 2	3.75 x 2.95	12'3" x 9'7"	
			Ensuite	2.45 x 1.55	8'10" x 5'1"	Patio Area	3.25 x 3.0	10'7" x 9'8"	Patio Area	3.25 x 3.0	10'7" x 9'8"	
			Terrace	9.00 x 3.00	29'5" x 9'8"	Terrace (off lounge)	7.55 x 1.1	24'1" x 3'6"	Terrace	6.5 x 2.75	21'3" x 9'0"	

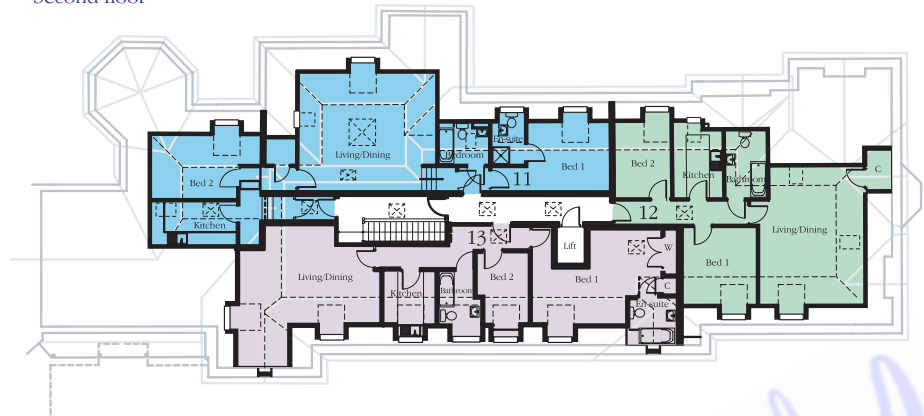
Floor plans and dimensions are taken from architectural drawings and are for guidance only. Whilst every effort has been made to ensure accuracy this cannot be guaranteed. Please note that all measurements are maximum.

### First floor



Apartment 6		Apartment 7		Apartment 8		Apartment 9		Apartment 10			
	Metric	Imperial		Metric	Imperial		Metric	Imperial		Metric	Imperial
Lounge & Dining	6.25 x 4.25	20'5" x 13'9"	Lounge & Dining	5.6 x 4.5	18'4" x 14'1"	Lounge & Dining	5.5 x 4.35	18'0" x 14'3"	Lounge & Dining	7.25 x 4.0	23'8" x 13'1"
Kitchen	3.75 x 2.5	12'5" x 8'2"	Kitchen	3.25 x 2.75	10'7" x 9'0"	Kitchen	2.5 x 2.5	8'2" x 8'2"	Kitchen	4.1 x 2.5	13'5" x 8'2"
Bedroom 1	4.25 x 4.25	13'9" x 13'9"	Bedroom 1	6.25 x 3.5	20'8" x 11'5"	Bedroom 1	3.5 x 3.35	11'5" x 10'9"	Bedroom 1	4.75 x 3.75	15'6" x 12'5"
Bedroom 2	5.65 x 2.5	18'5" x 8'2"	Bedroom 2	4.25 x 3.0	13'9" x 9'8"	Ensuite	2.35 x 2.0	7'7" x 6'6"	Bedroom 2	4.0 x 3.25	13'1" x 10'6"
Bathroom	2.5 x 1.55	8'2" x 5'1"	Bathroom	2.75 x 1.25	9'0" x 4'1"				Bathroom	2.5 x 1.5	8'2" x 4'9"
Balcony	3.25 x 2.5	10'7" x 8'2"	Ensuite	2.2 x 1.6	7'2" x 5'2"				Ensuite	2.65 x 1.65	8'7" x 5'4"
			Balcony	1.9 x 2.75	6'2" x 9'0"						
									Balcony (off range)	7.3 x 1.05	23'9" x 3'4"
									Balcony (on rear)	3.75 x 1.0	12'5" x 3'2"

### Second floor



Apartment 11		Apartment 12		Apartment 13				
	Metric	Imperial		Metric	Imperial			
Lounge & Dining	6.25 x 5.85	20'5" x 19'2"	Lounge & Dining	6.8 x 5.15	22'5" x 16'9"	Lounge & Dining	6.5 x 6.4	21'0" x 21'3"
Kitchen	3.9 x 2	12'7" x 6'6"	Kitchen	3.45 x 2.25	11'3" x 7'4"	Kitchen	2.95 x 2.35	9'7" x 7'7"
Bedroom 1	5.35 x 3.6	17'6" x 11'8"	Bedroom 1	4.0 x 3.35	13'1" x 10'10"	Bedroom 1	5.6 x 4.35	18'4" x 14'5"
Ensuite	2.5 x 2.4	8'2" x 7'9"	Bedroom 2	3.95 x 2.5	12'9" x 8'2"	Bedroom 2	3.95 x 2.4	12'10" x 7'9"
Bedroom 2	5 x 3.35	16'4" x 10'10"	Bathroom	3.65 x 1.9	10'10" x 6'2"	Bathroom	2.95 x 1.6	9'7" x 5'2"
Bathroom	2.25 x 1.9	7'4" x 6'2"				Ensuite	2.25 x 2.15	7'2" x 7'1"

☐ Skylight

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