



Yew Tree Cottage, Eastland Gate, Lovedean, Waterlooville,
Hampshire, PO8 0SR

 FINE & COUNTRY

£2,300,000 - Freehold



Features

- A Distinguished Five Bedroom Family Home
- Approx. 8 Acres of Gardens & Land
- Exceptional Equestrian Facilities including Stabling & Paddocks
- Integrated Self-Contained One Bedroom Annexe

PROPERTY SUMMARY

The quintessential elegance and tranquillity of Yew Tree Cottage is apparent from the moment you arrive. As you sweep into the driveway you are immediately

captivated by the charm and character of this remarkable country home. Originating from the late Elizabethan era, the cottage has been sympathetically extended and enhanced over the years carefully

preserving its historic integrity while seamlessly incorporating contemporary features to meet the demands of modern family living.



Rich in period charm, the property boasts an abundance of character features throughout, creating a warm and welcoming atmosphere that reflects its fascinating heritage. Thoughtful improvements have been made to ensure comfort and practicality without compromising the cottage's timeless appeal.

Set within approximately eight acres of picturesque grounds Yew Tree Cottage offers not only an exceptional family residence but also superb equestrian facilities. The extensive outbuildings include fourteen stables, a tack room, storeroom and well-maintained paddocks making the property ideal for equestrian enthusiasts, those seeking a private countryside retreat, or buyers looking to establish a stabling or livery business.

Surrounded by beautiful grounds and rural scenery providing endless opportunities for countryside walks, riding and outdoor pursuits, all while enjoying the peace and privacy afforded by this enviable setting.

Combining centuries of history with modern-day convenience, Yew Tree Cottage presents a rare opportunity to acquire a truly special home offering an exceptional lifestyle in a stunning countryside location.



The grand reception hall with stone flooring and warmth from underfloor heating provides access to an impressive array of beautifully proportioned rooms. The east wing comprises a home office/study, spacious family room which flows seamlessly into the sitting/dining room creating an ideal space for both everyday living and entertaining. The staircase in this room leads up to a secluded entertainment suite with bar and large snooker/games room. Also, adjoining the sitting room is a self-contained one-bedroom annexe, which offers excellent flexibility for multi-generational living, guest accommodation or potential rental use. The annexe includes a sitting room with double doors opening onto the garden, a kitchen, bathroom and private entrance hall with its own front door.

The west wing offers an exceptional range of accommodation, comprising a spacious cloakroom, practical boot room and utility room, an impressive country style 23' kitchen/breakfast room with a large Aga with matching companion and attractive stone floors, undoubtedly the central point of the home and perfect for family gatherings and entertaining. From here, steps descend to a charming 13' snug featuring an amazing 100ft flood lit well with a reinforced glass cover, an inner lobby and staircase rising to the west wing, further accommodation includes the dining room which is an original part of the cottage

with an attractive inglenook fireplace, herringbone wood flooring and double doors opening onto the garden, together with a formal drawing room boasting a matching fireplace. Completing this wing is a conveniently positioned family bathroom.

The first-floor landing has a picturesque outlook that is echoed throughout the accommodation on this level. The east wing provides access to bedroom two, which benefits from its own roof terrace and a striking en-suite bathroom with a door leading directly to the entertainment suite and bar.

The primary landing within the west wing leads to the impressive principal bedroom suite, featuring double doors opening onto a private roof terrace together with a dressing room and en-suite bathroom. Three further bedrooms are also situated within the west wing and are accessed via an inner lobby. Bedroom three enjoys the luxury of an en-suite bathroom while bedrooms four and five are served by a family bathroom. This bathroom can also be accessed directly from the principal suite, creating a practical and flexible arrangement for this section of the home.

Tucked away within its extensive grounds, Yew Tree Cottage is approached via a substantial driveway and turning area leading to the garages. The primary south-facing gardens lie to the rear of the house, where a full-width terrace provides the

perfect setting for al fresco dining whilst enjoying far-reaching views across the manicured lawns, mature trees and heated swimming pool. Complemented by a tennis court and a tastefully converted outbuilding currently serving as a multi-purpose gym, the grounds offer exceptional enjoyment throughout the year. Divided into four distinct areas, the gardens include a beautiful greenhouse, kitchen garden and extends seamlessly into three securely fenced paddocks, including an orchard, providing excellent facilities for grazing animals, horses and ponies.

The property's impressive equestrian credentials are further enhanced by a comprehensive range of facilities, including stabling, a tack room and heated wash bays, all designed to support efficient equine care and storage. A superb mirrored 70m x 20m arena with a premium Martin Collins engineered surface provides outstanding year-round conditions for training, dressage and schooling. Additional facilities include a lunge pen, sand turnout pens and a horse walker along with dog pens and kennels.

Nearby Denmead village offers an excellent selection of local amenities, including a bakery, greengrocer, medical practices and everyday conveniences. The historic village of Hambledon, widely regarded as the 'Cradle of Cricket', is home to one of the country's oldest cricket clubs, founded in the 1750s, together with the Parish

Church of St Peter and St Paul, highly regarded primary schools and a popular village hall set within the picturesque Broadhalfpenny Down countryside.

Yew Tree Cottage is perfectly positioned for walking, riding and exploring the South Downs National Park, an Area of Outstanding Natural Beauty traversed by the renowned South Downs Way. To the north lies the historic market town of Petersfield, offering regular rail services to London Waterloo, whilst the major south coast cities are also within easy reach. Combining exceptional equestrian facilities with a highly desirable rural setting, Yew Tree Cottage presents a rare opportunity for both family living and equestrian pursuits.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	74
England & Wales		
EU Directive 2002/91/EC		
		
www.epc4u.com		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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