

# PRESS RELEASE



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The Old Dairy  
Winchester Hill  
Sutton Scotney  
Winchester SO21 3NZ

## Test Tributary Property Up for Auction

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BCM are delighted to announce that the unique Grade II listed property, Stockbridge House, is to be sold at auction on Wednesday 21<sup>st</sup> May 2008 at The Grosvenor Hotel, Stockbridge at 11 am. Set on the north side of the High Street in Stockbridge one of its most coveted features is its river location, including nearly 300 yards of fishing rights.

Stockbridge House has a colourful exterior and an even more colourful history!. Dating back to the late 19<sup>th</sup> century, the listed building register states that it was formerly a place of ill repute and that Lillie Langtry, the mistress of the Prince of Wales, later Edward VII, stayed here.

This property comes to the market for only the second time in eighty years. Used as a family home, the site also incorporates the well known Parker's Garage. Here the last car was filled with fuel in 2005, though the shop continued selling hardware goods until last year. Though in need of modernisation, the property boasts six bedrooms, four reception rooms plus kitchen and utility room and two large garages, all set in a fantastic location. A short driveway leads under an archway to the rear of the property, past the garages and into a large garden and paddock. Overall the property extends to nearly an acre and within the grounds there are three stores and workshops, with the garden enclosed on two sides by the very attractive Parkers Stream, a tributary of the River Test, offering single bank fishing rights along the eastern boundary.

This is a much sought after location and the property lends itself as suitable for a number of different residential and commercial uses, subject to the necessary planning consents. Interest has been high from day one of the announcement of the impending sale and the auction is likely to be lively!

Alastair Wilson of BCM comments "Any property of this size and style in Stockbridge High Street will always create substantial interest. To add this property's local renown and colourful history and that interest can only be fanned further".

Open viewing days will be held on Friday 4<sup>th</sup> and Saturday 5<sup>th</sup> April 2008 between 11am and 4 pm. Otherwise viewings are strictly by appointment only with BCM. For more details please call BCM on 01962 763900.

Partners: Iain Curry Andrew Bays Henry McCowen Ros Foreman Alastair Wilson James Fraser

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Registered Office: The Old Dairy, Winchester Hill, Sutton Scotney, Winchester, SO21 3NZ



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