



Magnificent Grade II listed Avon Farm House Estate

Avon, Christchurch, Dorset, BH23

Freehold - Guide Price £2,995,000



8 double bedrooms • 4 bathrooms, 2 WC's • 4 reception rooms • Stables & storage barns • Multiple outbuildings • Large courtyard parking

Local information

The Estate is well located from the many amenities of the market towns at Christchurch and Ringwood and is within the popular New Forest National Park, offering beautiful open countryside and many recreational activities.

The immediate local area benefits from many public footpaths for walkers to enjoy, and the 'The New Queen Inn', a traditional country pub is nearby, in the small hamlet of Sopley, just off of the B334 between Ringwood and Christchurch, directly adjacent to the River Avon.

The intrinsic desirability of this location is further enhanced by excellent road, rail and air communications, with the easily accessible A31, providing fast access to the M27/M3 and Southampton, Bournemouth and Winchester.

Mainline rail services offer direct South West Trains services to Southampton and London Waterloo.

European and international flights are offered from Bournemouth and Southampton Airports. Ports at Poole and Portsmouth provide links to France and the Channel Islands.

Bournemouth airport – 3 miles
New Forest – 4.3 miles
Christchurch – 4.4 miles
Ringwood – 4.5 miles
Bournemouth train station – 7.5 miles
London – 100 miles (2 hours by train)

All times and distances are approximate





About this property

Savills are delighted to offer for sale the spectacular Grade II listed Avon Farm House Estate which dates back over 300 years old. Boasting over 10,000 square feet of internal space in total (inc outbuildings) and approximately 3 stunning acres of grounds backing onto the tranquil River Avon with uninterrupted views.

The Avon Farm House estate is ideally located giving convenient access to the nearest towns only circa 4 miles away. This property is one of Dorset most sought after homes and is offered for sale for the first time in over 38 years.

This incredibly rare residence is steeped in local history and boasts many original features including a rare inglenook fireplace and tremendous grandeur from the moment you drive into the private courtyard entrance.

The Estate is split into multiple properties. There is a substantial main house which has 5 generous bedrooms and views over the river, a 3 bedroom dairy house, the coach house, West range barn & stable barn (both of which have full planning permission to convert sympathetically into single story dwellings), an additional storage barn and extensive shelter shed. Please see the floor plan for more information and detail. Approved plans for the two barns are available upon request.

This beautiful country home would make the perfect family home, as it has been for the last 38 years or would equally suit as a country retreat. The Estate is

simply one of a kind and must be viewed in person to fully appreciate the size, the extensive grounds, and views of the river, the precious original features and charm.

Tenure

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£2,995,000

Viewing

Strictly by appointment with
Savills

Important notice: The South Field is being retained by the current family. This area of land is currently staked out.









