The Old Farmhouse
Preshaw • Upham • Southampton • SO32 1QF

A detached 5 bedroom Grade II Listed period home set in approximately 7.2 acres of grounds and positioned in one of Hampshire’s most sought after hamlets on the outskirts of Winchester

Accommodation

- Kitchen/breakfast room
- Sitting room
- Dining room
- Study
- Snug
- 5 bedrooms
- Family bathroom
- Shower room
- Cellar
- Garaging with first floor and store
- Detached granary
- Stable block with stores and feed room

In all set in approximately 7.2 acres

- Winchester 8.5 miles
- Alresford 7 miles
- Southampton 14.5 miles

(All mileages are approximate)

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**Situation**
The Old Farmhouse is located in an idyllic rural setting within the South Downs National Park enjoying some of the finest countryside views over its own land and surrounding country. The Georgian market town of Alresford provides local shopping. Winchester is about 8.5 miles away providing a more extensive range of shops, a theatre, cinema, pubs and restaurants.

Cheriton Primary School and Perins Secondary School are good local schools. There is also a good range of private schools in the area including Winchester College, St Swithun’s, Twyford, Prince’s Mead and The Pilgrims’ School. There is also Peter Symonds Sixth Form College in Winchester.

**Description**
The Old Farmhouse is a good-looking period home set in arguably one of the most sought after locations on the outskirts of Winchester. The property, is well positioned within a private lane and set amongst 7.2 acres of its own grounds including gardens and paddocks.

The accommodation, which is arranged over 2 floors, includes a kitchen/breakfast room with a range of floor and wall mounted units including cupboard and drawer sections with work surfaces over. The formal reception areas include a dining room with large inglenook fireplace and a sitting room with a wealth of exposed ceiling timbers and views out over the rear and side gardens. A study provides space for working from home and a snug which adjoins the kitchen breakfast room is well located for family living.

At first floor level there are 5 bedrooms and family bathroom and a shower room. The property requires a certain degree of updating and offers an exciting opportunity for those looking to create a fabulous family home.

**Outside**
The property is approached via a gravel drive which sweeps in front of the house and around to the side culminating in a parking and turning area as well access to the garaging. A first floor over the garage provides excellent storage as does the detached granary to the side of the property, both offer scope for enhancement. There is a stable block beyond the garaging area, offering 3 stables, hay store and tack room and easy access to the paddock area. There is a tractor shed to the stable block with large hay loft above the whole building (not above the tank room).

The formal gardens lie to the rear of the property providing an attractive backdrop. Beyond here lie the paddocks which provide fantastic turnout and grazing. The current owners have invested a great deal of time and effort in planting trees and shrubs to create a secluded feel with attractive areas of woodland. To the right-hand side of the property is a tennis court.
ACCOMMODATION
See floor plans.

TENURE
Freehold.

SERVICES
Mains water supply via the farm, Mains electric, private drainage. Oil fired central heating.

OUTGOINGS
Council Tax: Band G.

LOCAL AUTHORITY
Winchester City Council.

DIRECTIONS
From Winchester take the Morestead road towards Corhampton and after about 4 miles, pass the crossroads with Longwood Road. Continue straight on up the hill and down the other side round the tight right hand bend. Continue along Belmore lane passing the junction sign posted Bishops Waltham on the right. Continue along the road and after the bend and at the bottom of the hill turn left into Lower Preshaw Lane (flanked by open fields). Continue along the Lane and the property is the first house along on the right.

AGENTS NOTE:
The pipeline from Fawley to London runs under the paddock land. A covenant is in place allowing access to this. Esso in the future will be replacing one of the pipes, a covenant over the land grants a right of way to access this pipeline.

VIEWING
Strictly by appointment with Savills.
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