

The Savills logo, consisting of the word "savills" in a lowercase, red, sans-serif font, is positioned in the top right corner of the image. It is set against a solid yellow rectangular background.

MILL LANE FARM

MILL LANE • ABBOTS WORTHY • WINCHESTER • HAMPSHIRE

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MILL LANE • ABBOTS WORTHY
WINCHESTER • HAMPSHIRE • SO21 1DS

A UNIQUE OPPORTUNITY TO
ACQUIRE A DETACHED HOUSE
IN NEED OF RENOVATION AND
DEVELOPMENT, SUBSTANTIAL
OUTBUILDINGS ON
APPROXIMATELY 7.24 ACRES

ACCOMMODATION

Detached 4 bedroom house

Substantial outbuildings including two barns, stabling,
double garage, and stores

Further dilapidated outbuildings, shelter

In all about 7.24 acres

EPC = F

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, centered within a bright yellow square.

Savills Winchester

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SITUATION

The property is situated in a private position off a long driveway at the bottom end of Mill Lane in Abbots worthy. Mill Lane itself is a no-through lane which terminates adjacent to the River Itchen.

The property is ideally situated for the cathedral city of Winchester and the pretty Georgian market town of Alresford, both of which offer a host of speciality shops, pubs and restaurants with Winchester having the more extensive cultural and leisure facilities.

Communication links are excellent with the A33 connecting to the M3, M27, A34 and A31 alike and the mainline railway station in the city of Winchester only approximately 2.5 miles distant. Southampton International Airport is approximately 12 miles away offering an increasing number of routes through UK and Europe. Schooling locally is first class with the highly regarded Prince's Mead preparatory school only a short drive away and the schooling establishments of Winchester including Winchester College, St Swithun's School for girls, Pilgrims' preparatory and Peter Symonds Sixth Form College are all accessible, as is Twyford Prep.





DESCRIPTION

Mill Lane Farm is a unique opportunity, offering a detached four bedroom family house on over 7 acres with extensive outbuildings. All in need of upgrading and development, subject to the necessary planning consents and approvals.

The property is approached off Mill Lane. Towards the bottom of the lane a driveway leads up to the left along a long drive leading to a parking and turning area in front of the house and outbuildings.

The house is in need of significant upgrading, offering four bedroom accommodation on the first floor with a family bathroom and 2/3 reception rooms on the ground floor with a small kitchen. The gross internal area of the main house extends to approximately 1320sq. ft.

The outbuildings are substantial with associated stores that extend to approximately 7500sq. ft. There is an attached double garage and further outbuildings which are dilapidated with external measurements 73ft. x 30ft.

The property is situated within the boundaries of the South Downs National Park.

AGENT'S NOTES

1. The area hatched red is land reclaimed from the river that forms a part of the Orvis beat of the River Itchen, Orvis clients, staff and contractors have access to the beat over land belonging to Mill Lane Farm.
2. Orvis staff, clients and contractors park vehicles at Mill Lane Farm.
3. The property does not benefit from fishing rights.
4. A footpath runs through the property.

TENURE

Freehold.

SERVICES

Private drainage, mains water and electricity. Gas in Mill Lane.

OUTGOINGS

Council Tax – Band F.

POSTCODE

SO21 1DS

LOCAL AUTHORITY

Winchester City Council.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Savills.

Mill Lane Farm, Mill Lane, Abbots Worthy SO21 1DS

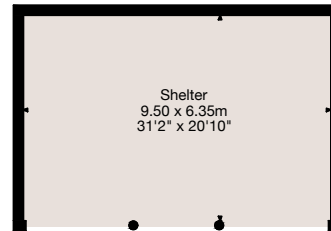
Gross Internal Area (Approx)

Main House 122 sq m / 1,318 sq ft

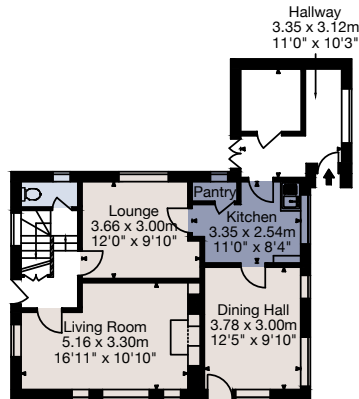
Garage 24 sq m / 225 sq ft

Outbuilding 694 sq m / 7,467 sq ft

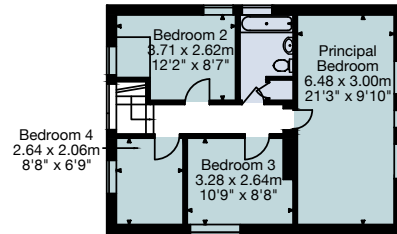
Total Area 840 sq m / 9,040 sq ft



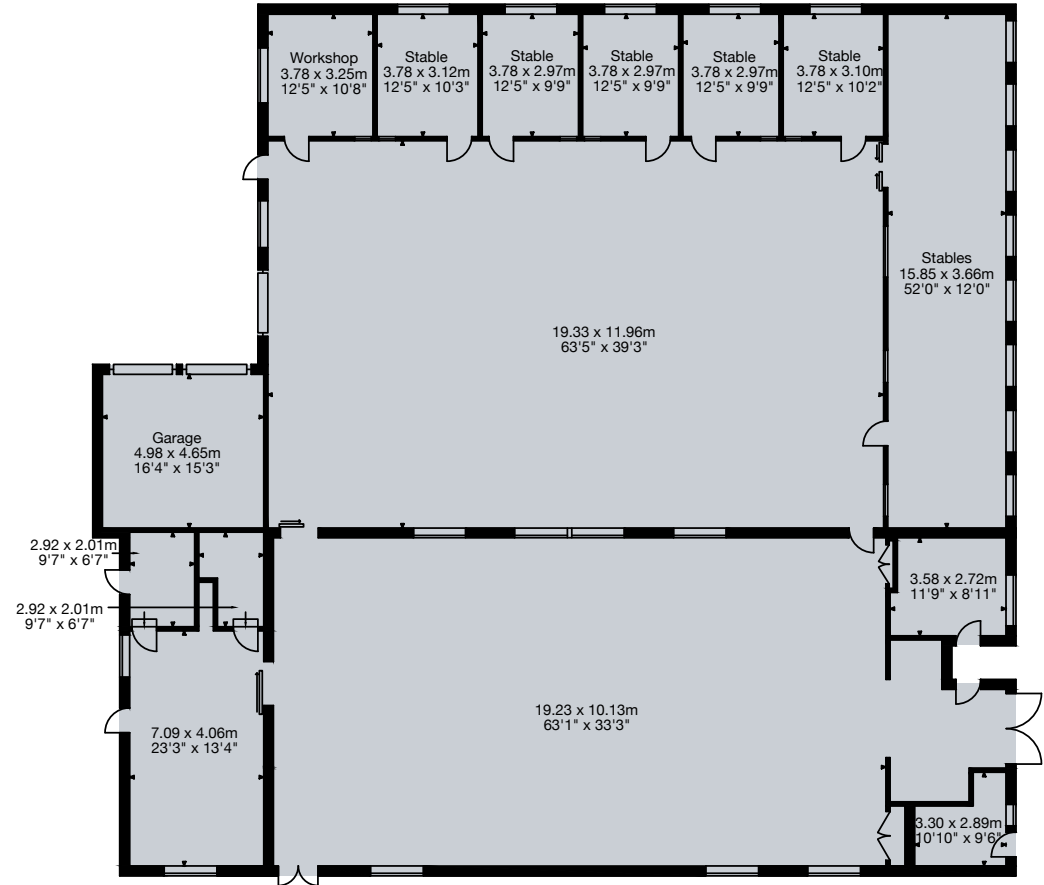
Shelter



Ground Floor



First Floor



Outbuilding

Important Notice

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