Available as a whole or in three lots

Lot 1
House, buildings and 4.68 acres

Farmhouse
Reception hall • Drawing room • Dining room • Sitting room • Kitchen/breakfast room • Games room • Utility room • Wet room • Cloakroom • Rear lobby
Utility room • Wine cellar • Sport store • Kitchen/store • Pantry • Laundry • Master bedroom with adjoining bathroom and dressing room
Guest bedroom with adjoining bathroom • 7 further bedrooms • 2 bathrooms

Outbuildings
Grade II listed thatched barn with attached stabling, tack room and store • Large barn with adjoining swimming pool changing room and plant room
Garage block with 2 single garages and 2 wide bays • Detached garden office • Greenhouses • Formal and kitchen gardens • Swimming pool and tennis court

Lot 2
13.09 acres of pasture and paddock

Lot 3
15.11 acres of meadow including chalk stream fishing, 600 yards double bank on the Nun’s Stream, 300 yards double bank on the Barton carrier.
Headbourne Worthy is located on the northern fringe of the city of Winchester and comprises a local school, public house, church and a local farm shop which includes a bakery café and wine bar. The focal point of the village being the ancient St. Swithun’s Church which dates back to the 11th century.

A wider range of shopping and cultural facilities can be found in the cathedral city of Winchester, which is 1½ miles away. The main line railway station provides a regular service to London Waterloo (50 minutes). The M3 motorway (J9) is about 1½ miles away with connections to London, the South West and the wider motorway network.

Pudding House Farm is well situated to some of the leading schools in the area which include Pilgrims at Winchester, Princes Mead at Abbots Worthy, Bedales at Petersfield, St Swithun’s School for Girls just outside Winchester and Twyford School to the south. In addition there is Peter Symonds Sixth Form College in Winchester, not forgetting of course Winchester College itself.

Sporting facilities in the area include some of the finest chalk stream fishing in the northern hemisphere on the nearby River Itchen and its carriers and the River Test to the west. Golf can be found at Avington, Alresford, Basingstoke and Winchester Golf Clubs. Nearby sailing is available on the Solent with its many marinas and there is horse racing at Salisbury, Newbury, Ascot, Epsom, Goodwood and Fontwell. The theatre can be enjoyed at the Theatre Royal in Winchester and the Mayflower in Southampton as well as the Opera at The Grange in Northington near Alresford for the summer season.

DESCRIPTION

Pudding House Farm is an exceptional small farm on 33 acres situated 1½ miles from the city of Winchester and benefiting from excellent outbuildings and chalk stream fly fishing, the property is to be sold as a whole or in three lots.

To Be Sold As A Whole Or In 3 Lots

LOT 1 - PUDDING HOUSE FARM, OUTBUILDINGS AND 4.68 ACRES.

Approached over a driveway leading from Pudding Lane which leads to the front of the house and the thatched barn, continuing through to the outbuildings to the south of the property where it connects with the garage and leads to the rear drive. Pudding House Farm is a beautiful Grade II listed nine bedroom farmhouse of exceptional quality, built of brick under a clay tile roof. The property has been extended and remodelled in the 18th and 20th centuries to create a wonderful family house with considerable period character and charm.
The property benefits from a large and welcoming reception hall, three principal reception rooms, drawing room, dining room and sitting room and a very large kitchen breakfast room. To the rear of the house is an excellent games room or study, and there are various domestic rooms including laundry, kitchen/store, wine cellar, utility room and sports store. A cloakroom and wet room completes the ground floor accommodation.

On the first floor there is a master bedroom suite with adjoining dressing room and bathroom. Bedroom two has an adjoining bathroom and there are seven further bedrooms and two further bathrooms.

ACCOMMODATION
See floor plans.

OUTBUILDINGS
A Grade II listed barn with thatched roof, timber framed with double doors to the central bay and store room to the side. Attached stable block comprising two stables and a tack room.
Large barn with adjoining swimming pool, changing room and plant room. Detached garage block with two single garages and two wide bays. There is also a small detached brick built garden office.

GARDENS AND GROUNDS
The gardens are beautiful with much of it laid to lawn being bordered and interspersed with a wide variety of beautiful flowering shrubs with mature hedging and specimen trees. There are areas of wild flower gardens, two areas of paddock and a beautifully structured formal garden that in turn leads on to the vegetable and fruit gardens, beyond which is the tennis court with its AstroTurf surface.
Lot 2
To the South of Lot 1, extending in all to 13.09 acres of pasture and paddock with access from the rear drive.

Lot 3
15.11 acres of pasture and water meadow including double bank fishing on the Nuns Stream and the Barton carrier.

The Nuns Stream fishing extends to in all approximately 600 yards of double bank. This small stream provides excellent sport with abundant fly life from the adjoining water meadows. The Barton carrier extends to approximately 300 yards double bank. Access to Lot 3 is from the London Road.

Agents Note
Grazing licences are in place on lots 2 & 3 and the land is also subject to a Countryside Stewardship agreement. Details are with the agents.

Rights of Way
A public footpath runs through Lot 3 and part way along the eastern boundary of Lot 2, part of the Pilgrims Way.

Note
A relative of a Savills employee is a beneficiary in the sale of this property.

Tenure: Freehold.

Outgoings: Council Tax: Band H.

Postcode: SO23 7JL

Local Authority
Winchester City Council.

Viewing
Strictly by appointment with Savills.
Pudding House Farm, Headbourne Worthy SO23 7JL
Gross internal area (approx)
Main House 500 sq m/5,392 sq ft
Garage Block 83 sq m/890 sq ft
Barn 120 sq m/1,302 sq ft
Stables and Store 189 sq m/2,035 sq ft
Total Area 892 sq m/9,619 sq ft
Important Notice
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