

WOOD FARM

NEWTOWN ROAD • AWBRIDGE • HAMPSHIRE • SO51 0GG



savills



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AN EXCEPTIONAL SMALL ESTATE WITH STUNNING CONTEMPORARY HOUSE AND FARM BUILDINGS

ACCOMMODATION

Reception hall • Drawing room • Sitting Room • Study • Kitchen/Breakfast Room • Family Room • Utility
Boot room • Cloakroom • Laundry

Principal bedroom with shower room • Guest bedroom with shower • 2 further bedrooms • Bathroom

Cottage

Sitting/bed 2 • Bedroom • Kitchen • Shower room

Outbuildings

Substantial barn with workshop and stores • Stabling • 3 bay garage

In all approx. 19.87 acres

EPC: House = D, Cottage = E



Savills Winchester

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SITUATION

Situated in the Test Valley village of Awbridge, Wood Farm is ideally located for the New Forest, South Coast and the cathedral cities of Winchester and Salisbury. Situated only 4.5 miles from the attractive market town of Romsey with its range of shopping and recreational facilities including a Waitrose supermarket and a railway station. Further mainline railway stations can be found in Southampton, Winchester and Salisbury, each providing fast and frequent connections to London Waterloo, which take approximately 72 minutes, 59 minutes and 84 minutes respectively. Southampton International Airport is approximately 13 miles distant. The area is renowned for its excellent sporting activities with the River Test and its tributaries offering first class trout fishing in addition to the nearby River Itchen and the River Avon at Salisbury. The New Forest provides excellent walking and riding and The

Solent is nearby for sailing and other water sports. Schools in the area are first class. In Winchester there is Pilgrims' School, Winchester College and Peter Symonds College with both Twyford and St. Swithun's nearby, Farleigh School to the north near Andover and Godolphin's at Salisbury to name but a few.

DESCRIPTION

Wood Farm is an exceptional small estate situated in a beautiful rural position with fine views over its own land. The property which was built by the current owners and designed by the architects Roderick James to an exacting standard offers flexible family accommodation. An oak framed family house in a curved design to make the very best of this property is wonderful position.

The main house is of contemporary design, it is beautifully finished with an open plan arrangement of rooms providing

excellent living and entertaining space. From the large bright reception hall access can be gained to the sitting room and large kitchen/breakfast room and the ground floor cloakroom. The sitting room with its vaulted ceilings and fireplace with wood burner is an extremely comfortable room, well-proportioned and bright. The kitchen, again with vaulted ceilings is a statement room, oak framing working perfectly to create a separate dining area away from the contemporary fitted kitchen area, with space for a range and other built in appliances. From the kitchen/breakfast room are two further rooms, a boot room and fitted utility room. From the reception hall, stairs lead up to the drawing room and down to the basement. The drawing room is a beautiful room with doors leading out onto the expansive rear terrace making this a perfect room for entertaining, there is a fitted contemporary fireplace and a snug in one corner. From the





drawing room a door provides access to the study.

On the top floor there is the principal bedroom with shower room, guest bedroom with shower room, two further bedrooms and a family bathroom.

The basement provides a wonderful family/games room with a further utility room and a large storeroom.

THE COTTAGE

The property benefits from a superb detached single-storey cottage comprising two rooms, either bedrooms or one is a sitting room/dining room, a kitchen and a shower room.

OUTBUILDINGS

The property benefits from a farm yard with a range of outbuildings with agricultural planning permission, including a large barn with a number of workshops and stores, also a large first floor area. The main barn has a separate 3-phase electricity supply.

Attached triple carport and stable block with three stables and a tack room.

GARDENS AND GROUNDS

Extending in all to 19.87 acres with fine views towards the surrounding countryside, the situation is exquisitely peaceful. The property is approached off a private lane leading to a gravel driveway, sweeps past the farmyard and through to a large circular parking and turning area in front of the main house and cottage.

The formal gardens that surround the property are laid mainly to lawn with mature hedgerows separating the garden in various areas and also mature shrubs and trees creating structure and features throughout the garden.

There is a large terrace directly adjacent to the rear of the property and a separate terrace on the western side of the house, perfect for dining in the evenings. The gardens lead out onto the paddocks and farmland where there is a large pond which lies along the western boundary.

AGENT'S NOTES

A public footpath runs along the western boundary
The property is a registered farm SBI - 113660941







GENERAL REMARKS & STIPULATIONS

TENURE

Freehold.

SERVICES

Mains Water, mains electricity, private drainage.
Heating - Air source heat pump
Cottage - Electric radiators.

OUTGOINGS

Council Tax: House - Band G, Cottage - Band A

POSTCODE

SO51 0GG

LOCAL AUTHORITY

Test Valley Borough Council.

ENERGY PERFORMANCE

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

VIEWING

Strictly by appointment with Savills.













Wood Farm, Newtown Road, Awbridge Romsey, Hampshire SO51 0GG

Gross Internal Area (Approx)

Main House 309 sq m / 3,324 sq ft

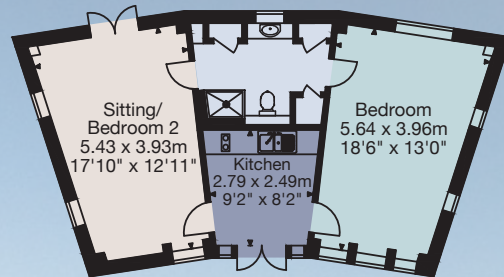
Annex 55 sq m / 599 sq ft

Barn 521 sq m / 5,610sq ft

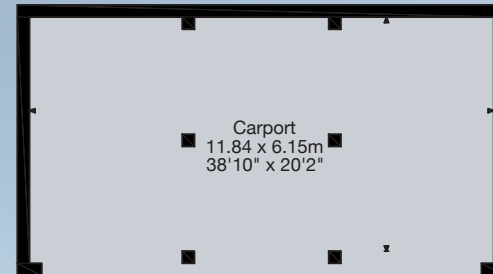
Stable 43 sq m / 466 sq ft

Carport 71 sq m / 766 sq ft

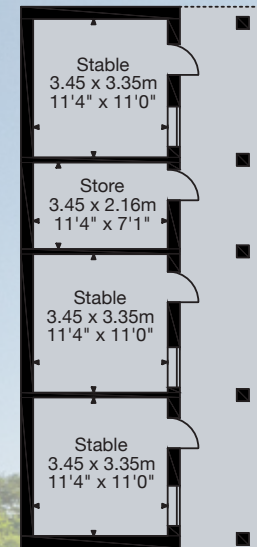
Total Area 999 sq m / 10,765 sq ft



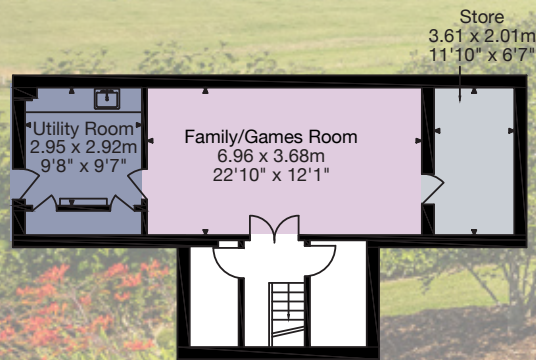
Annex Ground Floor



Carport



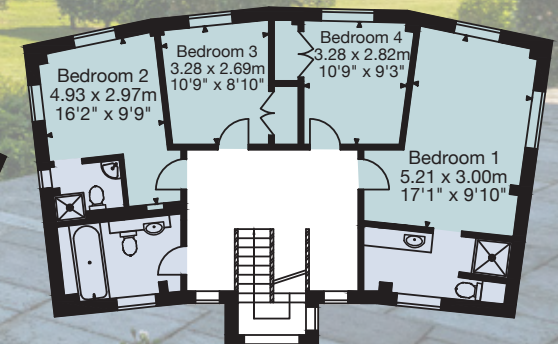
Stable



Basement



Ground Floor



First Floor

Wood Farm, Newtown Road, Awbridge Romsey, Hampshire SO51 0GG

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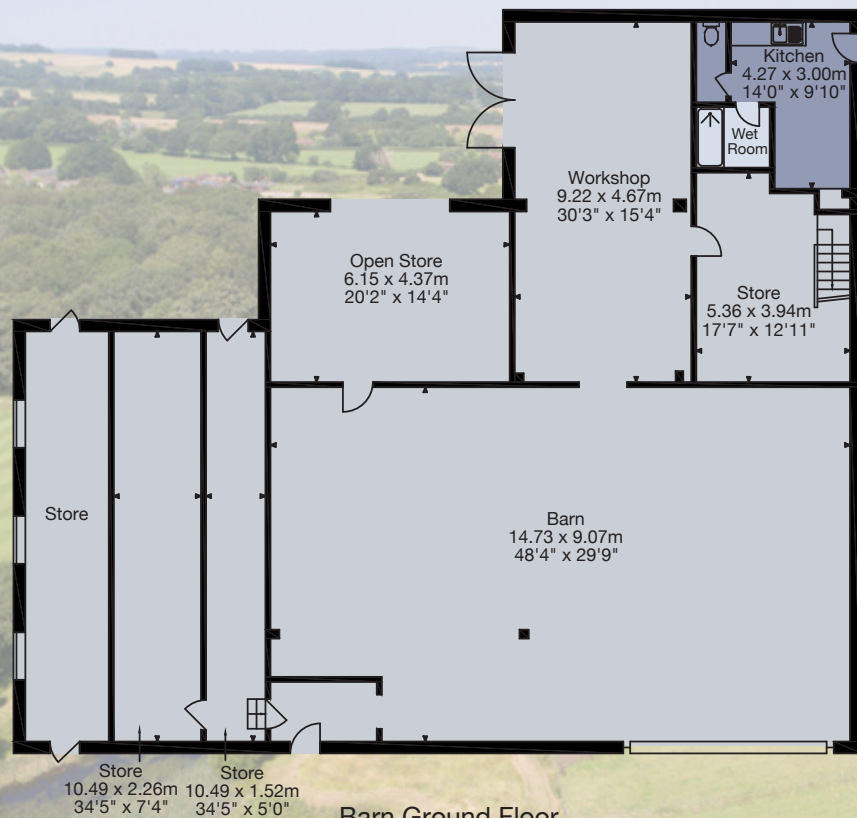
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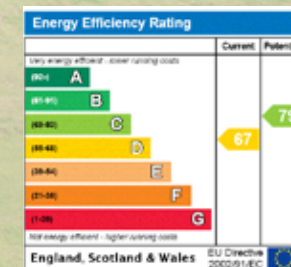


Barn Ground Floor

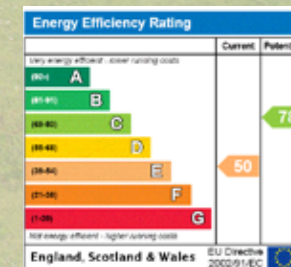


Barn First Floor

Wood Farm



Annexe



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