



CHARLES POWELL
ESTATE AGENTS

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Manor Farmhouse
Sherfield English
£1,195,000

We have thoroughly enjoyed living in Manor Farmhouse for over 10 years - the house absorbs people so that all generations can have their own space. We have had lots of great Summer BBQ parties with tennis and we even had our wedding reception in a marquee in the garden 10 years ago. Christmas parties have been a regular feature of our time here and all the kids have had friends to stay over regularly.



There are lots of lovely places to visit right on the doorstep and living in this part of The Test Valley is surely one of the most beautiful places to be in England. The cathedral cities of Winchester and Salisbury are half an hour in either direction so you are spoilt for choice with regard to shopping and entertainment, both having great theatres. Southampton is only 20 minutes and easily accessible for shops, cinema and entertainment generally, along with great road, rail and air links.

Manor Farmhouse

Sherfield English

SO5 1 6FJ

Summary of Features

- ❏ **Stunning Georgian Farmhouse in tranquil hamlet setting with excellent views**
- ❏ **Substantial accommodation comprising 3300 sqft**
- ❏ **Established secluded gardens of 0.8 acres comprising grass tennis court or croquet lawn and significant outbuildings**
- ❏ **Delightful period features including original fireplaces and exposed beams**
- ❏ **Converted cellar to provide useful media room**
- ❏ **Planning consent for the erection of a two bedroom dwelling**
- ❏ **Rural yet convenient location for commuter access, leisure facilities and excellent local schooling**

Introduction

This delightful 17th century Georgian Farmhouse occupies a privileged position surrounded by attractive countryside enjoying far reaching spectacular views, set upon a tranquil country lane in the popular Hampshire village of Sherfield English. This rare gem was the subject of significant refurbishment in 2004 and retains much of its intrinsic charm and period features including exposed oak beams, original fireplaces and iconic Georgian sash windows.

Set within established mature gardens approaching an acre including a grass tennis court, Manor Farmhouse provides substantial family living space arranged on three floors over a useful converted cellar and offers excellent opportunity for further accommodation via granted planning consent for the erection of a two bedroom cottage or the possibility of conversion of the existing larger barn.

Description

Upon entering the Farmhouse the Georgian features and arrangements are immediately apparent including practical well proportioned square rooms with high ceilings and typical twin large sash windows within many of the rooms. Although not all functional there are many original fireplaces as well as exposed beams and interesting details. The drawing room is a delightfully bright room centred upon an open fireplace with inset woodburning stove and oak board flooring. The dining room also offers a wonderful elegance, dominated by the impressive Inglenook fireplace with alcoves each side and the central beam giving added character. The farmhouse kitchen offers much tradition with a vintage Aga and Fired Earth tiled floor providing ample space for a substantial table and chairs along with a large larder cupboard. An inner hallway leads to the dual aspect study, downstairs cloakroom and laundry room, formerly the old dairy featuring interesting windows, space

and plumbing for appliances. The cellar has been cleverly converted to a useful media or family room enjoying natural light currently serving as a perfect children's playroom with built in book shelving.

Stairs leads to a mezzanine landing with airing cupboard approaching the family bathroom which comprises a white suite and bedroom two which features a cast iron traditional fireplace and ample space for an ensuite shower room. All the principal bedrooms enjoy wonderful views from the front or side aspects with bedroom two overlooking the garden and tennis court. The first floor landing hosts the master bedroom which benefits from fitted wardrobes, a feature fireplace and steps descending to the ensuite bathroom and dressing area. Bedroom three, also of excellent dimensions and views across farmland also boasts wardrobe space and the original fireplace.

On the second floor are two further bedrooms, approaching the eaves with some restricted head height and eaves storage. There is also a playroom area and small bathroom serving the two bedrooms.

Outside

The property is approached via a gravel driveway culminating in a large turning and parking area fronting the substantial oak framed double car port which hosts power, lighting and an integral lockable store. Adjacent to the car port is a large store or stable and an internal staircase leads to the substantial loft accommodation which offers versatility in its usage. The Farmhouse is surrounded by attractive countryside facilitating wonderful views, with the gardens of 0.8 acres providing a peaceful and secluded haven enclosed by mature hedgerow. Predominantly lawned with an impressive grass tennis court and large kitchen garden there is also a brick built shed and a Grade II listed barn currently used for wood storage. The front gardens are beautifully maintained with two small lawn areas,

feature box and yew hedging and roses in the well stocked beds with lavender borders.

Location

Pound Lane is a sought after address on the Northern fringes of the village of Sherfield English, well provided for in amenities including a favoured public house, store, church, garage and sports ground. Local schooling is excellent in both state and private capacities whilst the market town of Romsey and its range of boutique stores are within a short drive.

Agents Notes

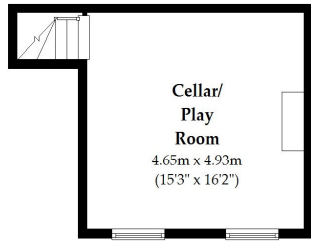
There is Planning Permission for a two bedroom cottage in the garden - plans were approved in May 2014 by Test Valley Borough Council.

A private drainage system has been installed by the present owner and the property is served by oil fired central heating.

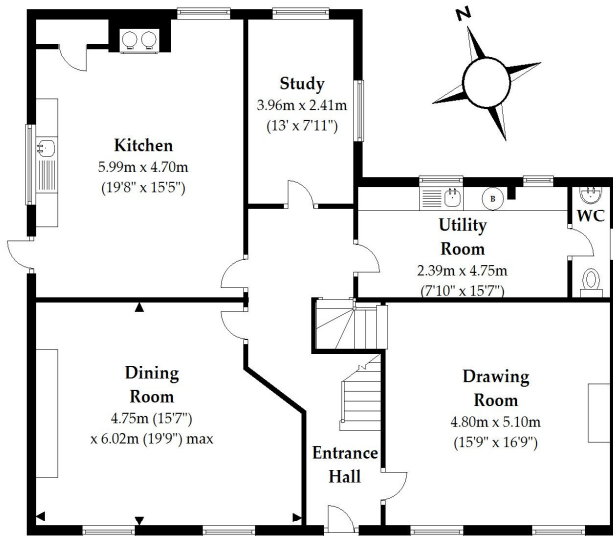
Directions

From our offices in Wellow take the A36 towards Ower turning left into Whinwhistle Road. Continue until reaching a crossroads and bear left on to the A27 passing through the village of Shootash. Upon entering Sherfield English turn right into Branches Lane taking the first left into Church Lane and Manor Farmhouse can be found on the right hand side.

Basement

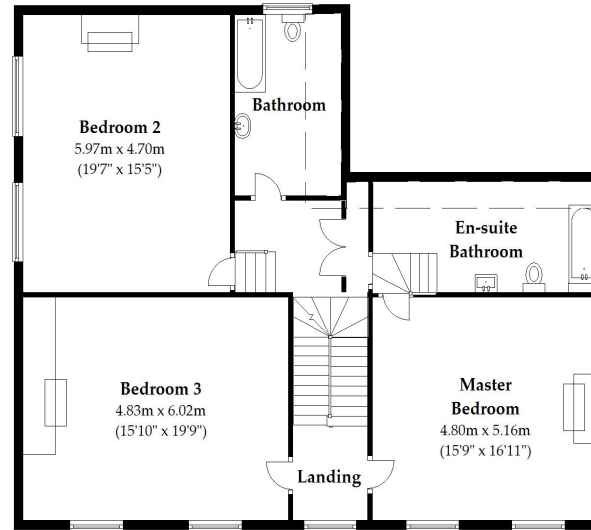


Ground Floor

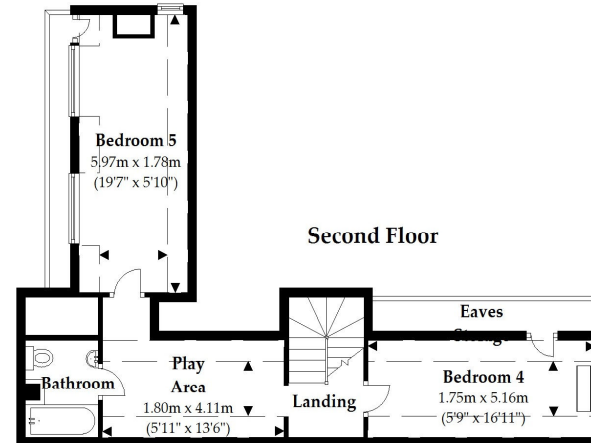


Total Area: approx 307 sq.metres (3305 sq. feet)

First Floor



Second Floor



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood



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