



## Old Boundary Farm

Canada Common £1,395,000

Fronting the open New Forest within the New Forest National Park



**CHARLES POWELL**  
ESTATE AGENTS



I can't imagine a better place to enjoy a childhood and upbringing. Our parents got married at the house and my memory is filled with happy times, in the gardens, with the tree house, paddocks and an open New Forest on our doorstep.







“Our family have enjoyed over 50 years of living on Canada Common and have never been tired of the wonderful views across the New Forest and its vast array of wildlife.”





# Old Boundary Farm

## Canada Common

### SO51 6DH

#### Summary of Features

- ❏ Impressive Victorian residence extending to 4800 sq ft. requiring renovation
- ❏ Picturesque New Forest setting fronting the open forest
- ❏ 9 Acres of paddock and gardens with triple stable block and outbuildings
- ❏ 4 bedroom principal house and 2 bedroom attached annexe.
- ❏ Requiring full renovation
- ❏ Ideal equestrian facility with open New Forest riding

#### Introduction

Occupying a most privileged location, directly overlooking the open New Forest is this substantial Victorian home enjoying gardens and paddocks in excess of 9 acres. Old Boundary Farm is an extended period home comprising the principal residence with an adjoining substantial annexe combining to a significant 4800sq ft of accommodation. Requiring full renovation, the property can facilitate both multi occupancy and the equestrian enthusiast but could equally be integrated to provide an impressive family residence.

The vast accommodation is supplemented by a host of outbuildings including a triple stable block, large open plan office and triple garaging, with a gym above accessed by an extensive tarmac yard. The formal gardens are beautifully maintained with a host of established trees and shrubs, originally designed and planted by Hilliers nursery and the paddocks are divided into 4, all with access to water and field shelters. Canada Common is a most picturesque setting enjoying stunning views, a revered local pub and offers excellent commuter access by road, rail and air.

#### Description

A hardwood door opens into the large entrance porch which accesses the entrance hall to the main house, serving the principal rooms, a downstairs cloakroom and under stairs storage. The kitchen is dual in aspect, equipped with a range of eye and base units under generous worktops and an inset 5 burner gas hob. There are double ovens with ample space for additional appliances and a large dining table. The

kitchen is complemented by a large lobby area with cupboard and extensive walk in pantry. Additionally there is a utility area with further storage and plumbing for appliances and a covered porch to the annexe door. The dining room is in a traditional style with a bay window to the side, original exposed beams and built in cupboards. The sitting room is of excellent dimensions, triple in aspect, centred upon an inglenook brick fireplace with cast iron fire and featuring exposed beams and pillars. The adjoining snug is versatile in its usage and could serve as a study or family room. Stairs lead to the first floor landing which provides generous storage and is naturally light. The master bedroom enjoys lovely views and is served by an attractive ensuite shower room with his and her bowl sinks and a double shower cubicle. A large dressing room provides storage space and wardrobes. Bedroom two is particularly spacious with fitted shelving and ample wardrobes and could serve as a second sitting room. Bedroom three offers full width wardrobes and bedroom two, three and four are all served by the family bathroom, fitted in a traditional style.

#### Annexe

The porch accesses a large kitchen breakfast room, delightfully bright with a range of eye and base level units and ample worktops. A square bay affords space for a dining table and chairs. Integrated appliances include a 5 burner gas hob, with extractor over, dishwasher, fridge freezer and double oven. The inner hall hosts a utility room, downstairs cloakroom and study overlooking the paddocks. The sitting room features a seating area within the bay overlooking the paddocks and hosts a feature fire place with

inset gas fire. Twin arched doors open into the conservatory.

The master bedroom is exceptional in size and triple in aspect hosting extensive wardrobe space and an ensuite bathroom with shower cubicle. A second bedroom also features an ensuite bathroom and wardrobes.

#### Outbuildings

The property is approached via a five bar gate and cattle grid accessing an extensive tarmac yard. The outbuildings include a car barn, triple stable block with haybarn above, triple garage with gym over, large office, tackroom/workshop and kennels.

#### Outside

The formal gardens extend to approximately 1 acre and are beautifully screened by established trees and hedgerow. Predominantly lawned, there are attractive, well stocked, feature borders of specimen plants and shrubs with a central willow tree. To the rear are four large paddocks, each with field shelter access and water and can be approached via a separate field gate with access further along the Common. The property is the last house on the surfaced road.

#### Agents notes

The principal residence and annexe are served by individual gas boilers via mains gas and are on mains drainage.

# Energy Performance Certificate



Old Boundary Farm, Canada Common, West Wellow, ROMSEY, SO51 6DH

**Dwelling type:** Detached house      **Reference number:** 9098-2003-7213-5223-8940  
**Date of assessment:** 11 July 2017      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 12 July 2017      **Total floor area:** 444 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 12,378

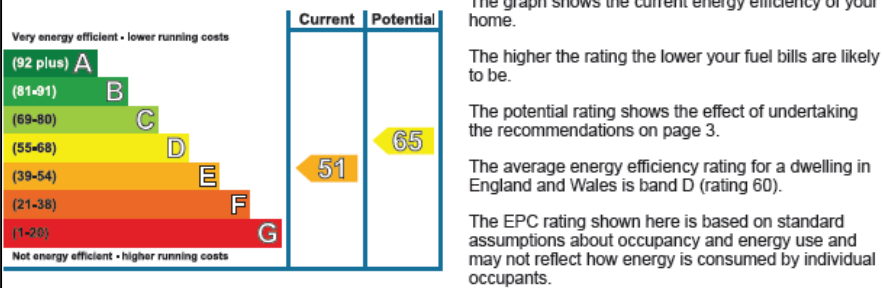
**Over 3 years you could save** £ 2,988

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 579 over 3 years	£ 579 over 3 years	
Heating	£ 11,304 over 3 years	£ 8,313 over 3 years	
Hot Water	£ 495 over 3 years	£ 498 over 3 years	
<b>Totals</b>	<b>£ 12,378</b>	<b>£ 9,390</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 978	✓
2 Cavity wall insulation	£500 - £1,500	£ 864	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 498	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## Location

Canada is a premier address which lies on the south west fringes of the sought after village of West Wellow, and has now become recognised as a hamlet in itself and which leads directly onto the picturesque Canada Common and the open forest. Extensive day to day amenities are extremely well provided for and include a post office, convenience store, butchers, grocers, bakery, hardware shop, pharmacy, hairdressers, primary school, church, garage and choice of public houses all of which are within a short distance. The location is also ideal for those requiring good access onto main roads, motorways and rail links, whilst Romsey, Lyndhurst, Salisbury, Southampton and Winchester are all only a short drive away.

## Directions

From our office in West Wellow head towards Salisbury on the A36 and take the first exit at the roundabout into Canada Road. Upon reaching the common bear left and Old Boundary Farm can be found on the left hand side.



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