



Woodmans Farmhouse
Curdrige Lane
Curdrige
SO32 2BH



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oieo £975,000

INTRODUCTION

Dating back to the 17th century, this Grade II listed farmhouse was extended around 1900 and comes with an overall plot size approaching one acre. The property comes with both a wealth of charm and character including original exposed beams, fireplaces and bread oven in the kitchen.

Accommodation briefly comprises a drawing room, dining room, 19ft kitchen/breakfast room, utility and boot room whilst on the first floor there are then three large bedrooms, an en-suite bathroom and separate cloakroom.

The property also benefits from an adjoining annexe which comprises of its own sitting room, kitchen/shower room and two bedrooms. The annexe is also separately metered from the main house and is currently let.

Additional benefits include a large cellar, parking for numerous vehicles, tack room and three stable/loose boxes and mature gardens. To fully appreciate both the property's location and the accommodation on offer, an early viewing truly is a must.



Woodmans Farmhouse is conveniently situated between the pretty market towns of both Bishops Waltham and Wickham, both of which offer a broad range of shops and amenities with the neighbouring village of Botley also being close by which has a mainline railway station. Southampton Airport and the Cathedral City of Winchester are just under half an hour away in addition to all main motorway access routes also being within easy reach.

INSIDE

The house is approached via a shingled driveway leading to a covered entrance porch which then leads through to the entrance hall. An original door then leads directly through to the drawing room. This is a dual aspect room with original leaded windows and an attractive brick open fireplace and exposed beams with a door to one side leading through to the kitchen which has a large farmhouse style kitchen/breakfast room with a window to the rear and a range of base units. There is also a butler sink unit, space for various appliances, a fireplace with inset boiler and an original bread oven to the side, exposed beams, and a door leading through to a boot room which has a stable door providing access through to the rear garden. A separate door leads through to a staircase leading to the cellar. There are further doors from the kitchen leading through to the dining room which is a beautiful well-proportioned room with an attractive bay with sash windows overlooking the front of the property as well as a large open fireplace with inset wood burner. There is a fitted cupboard to the side and a door providing access to one of the staircases which lead to the first floor.



A staircase from the dining room leads to the first floor landing from which a door leads through to the master bedroom which has a window to the side and a range of fitted wardrobes. The second bedroom has a window to the side, attractive original brick fireplace and an opening to one side of the room leading through to a modern en-suite bathroom. The room then has a door to the opposite side leading through to a further bedroom which overlooks the side of the property. From the landing there are further doors leading through to the cloakroom, an additional bathroom and then bedroom at the end of the hallway which has a window to the side. A door to one wall also leads through to a further bedroom which has a fitted cupboard, window to the side and a door leading through to another well-proportioned bedroom. From the landing there is also a further staircase then leading to the second floor where there is a further bedroom which has a fitted window at one end overlooking the rear of the property.

Beneath the house there is also a large cellar which has a window to the side and its own door, making this an ideal workshop or playroom (subject to conversion consents).

The pathway to the rear of the property leads to an attached two bedroom annexe called 'The Dairy Cottage' which has its own front door leading through to a hallway from which a further door leads through to a shower room and kitchenette. A door from the kitchen leads through to a good size lounge/diner which has a set of double glazed sliding doors leading out onto a small patio area/courtyard. The annexe is also separately metered from the main house and is currently let. The Dairy Cottage would also make an ideal living space for elderly parents or teenagers alike.



SERVICES

The property is served by private drainage and has its own private water supply. Electricity is connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Winchester City Council - Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	42
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	23	26
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

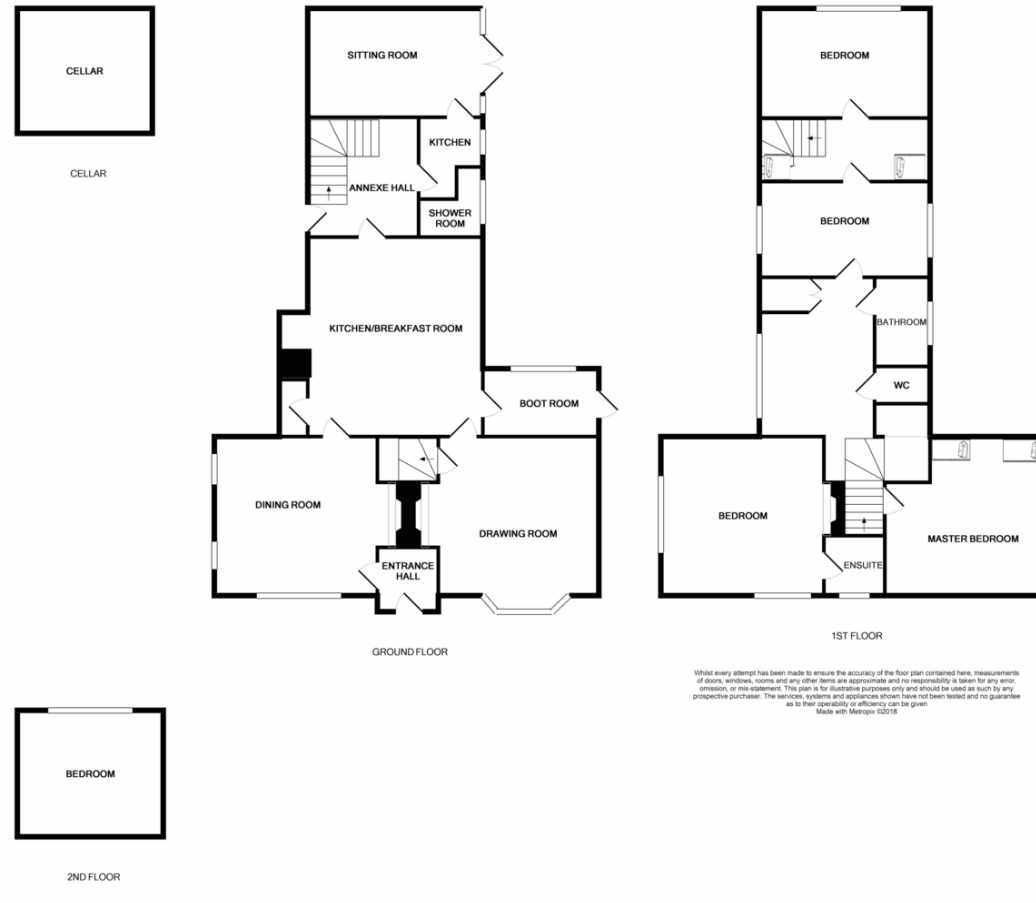
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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.



MEASUREMENTS:

DRAWING ROOM

17' 0" x 17' 0" (5.18m x 5.18m)

DINING ROOM

9' 0" x 17' 0" (2.74m x 5.18m)

KITCHEN/BREAKFAST ROOM

19' 5" x 15' 1" (5.92m x 4.6m)

SITTING ROOM

14' 7" x 10' 11" (4.44m x 3.33m)

BOOT ROOM

8' 8" x 6' 8" (2.64m x 2.03m)

MASTER BEDROOM

16' 11" x 13' 7" (5.16m x 4.14m)

BEDROOM TWO

17' 0" x 14' 1" (5.18m x 4.29m)

BEDROOM THREE

9' 0" x 8' 7" (2.74m x 2.62m)

BEDROOM FOUR

11' 11" x 11' 1" (3.63m x 3.38m)

LOFT BEDROOM

14' 5" x 9' 7" (4.39m x 2.92m)

OUTSIDE

The front of the property has ample off road parking for several cars and side access then leads through to the formal rear garden which is laid to lawn with formal flowerbeds. There is then a small pony paddock and a tack room with three stable boxes to the side. The house also comes with its own private water supply via a well.