



Segars Farm
Segars Lane | Twyford | Winchester | Hampshire | SO21 1QJ

FINE & COUNTRY

SEGARS FARM



SEGARS
FARM

KEY FEATURES

Nestled at the end of a serene country lane in the idyllic village of Twyford lies this enchanting 17th century Grade II Listed semi-detached farmhouse. Situated amidst approximately one acre of land, this historic gem beckons restoration enthusiasts with its promise of characterful charm and historical intrigue. The farmhouse boasts a classic kitchen featuring an AGA nestled within an inviting inglenook, accompanied by a quaint pantry. A cosy sitting room welcomes with an open fire, while downstairs an intriguing slice of history unveils itself - a beam from a 16th or 17th century ship. With three additional reception rooms and four spacious double bedrooms upstairs, this property offers ample space for creative renovation.

Steeped in history, this was a working farmhouse until 1961 inhabited by the dairyman and calf rearer. It was then thoughtfully converted into a beloved family home. The tenancy was held by the current family's great grandfather from the 1930s, eventually becoming their cherished property in 1955.

Outside, a sun-kissed south-facing garden spans the acreage, complemented by a triple barn located at the end of a tranquil lane, close to the picturesque River Itchen. An opportunity awaits to revive this timeless treasure into a magnificent countryside haven.

Twyford village boasts great amenities and community spirit. The New Forest and the south coast are a short distance away. Plus, there are excellent private and state schools locally, including Twyford Preparatory School and Winchester College. Twyford has fantastic transport links, it is an hour to London and is commutable by road or rail, with Shawford Train Station three quarters of a mile away (10/15 minute walk), plus Winchester fast routes (15 minutes' drive). Winchester is the ancient capital of England, with all its history, a city town, great eateries, and shopping. Twyford is situated in the South Downs National Park and resides in an area of outstanding natural beauty with the River Itchen running through the village. There is also lots of wonderful walks and riding on your doorstep.

The adjoining barn is also available for sale.

Bullet Points

- Grade II Listed
- Four double bedrooms
- Four reception rooms
- Pantry
- Outbuilding
- South-facing garden backing onto paddocks
- Circa 1 acre plot
- Village location & steeped in history
- No onward chain
- Renovation potential









SELLER INSIGHT

“ Segars Farm, together with adjoining Paddy’s Barn, form part of this enchanting and historic farm which sits amidst its ten acres of land in a location in what dreams are made of. Set at the end of a quiet lane at the edge of the village of Twyford, the farm is surrounded by a patchwork of stunning countryside within South Downs National Park. In addition, the renowned River Itchen flows alongside.

Parts of the farm date back to the 1600s but the present farm has belonged to the same family for several decades. The main farmhouse is spacious and welcoming, with a generous amount of flexible accommodation. It has been well maintained since coming into the ownership of the current vendors and, with its exposed beams, does reflect its unique past. The striking barn has been converted into domestic accommodation and features an attractive vaulted ceiling in the main living area. It too is generous with its space and flexibility.

The house and garden have been a centre for many joyous social occasions, especially enjoying al fresco dining on the rear terrace and relishing the panoramic outlook over the Downs. Another delight is the tributary of the adjacent River Itchen passing through. The present owners have lived here from their childhood and reflect on the freedom they enjoyed with their friends to play and explore.

Externally there are several outbuildings presently used for storage and garages, but their potential is endless. In addition, the property has excellent equestrian amenities including stables and paddocks containing facilities for schooling and jumping, alongside good hard standing for trailers and horse boxes. There are also numerous bridle paths to explore.

The properties are situated in the very beautiful village of Twyford which contains a full range of first-rate amenities, including excellent education and sporting opportunities. It is also possible to walk along the river into Winchester which is very close. A beautiful city which is justly proud of its stunning cathedral. The road network is excellent, and the local station is within walking distance and is ideal for commuting to London as you can be there in approximately an hour. Eastleigh Airport is also conveniently close, Southampton is very easy to visit, as is access to the New Forest and the coast.

It is now time for the owners to move but stress what an exceptional house and location this is and wish its new owners as much happiness and contentment as they have experienced whilst living here.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



























Services, Utilities & Property Information

Utilities - Mains gas, electricity, water, and drainage.

Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 1,000 Mbps.'

Special Note -There are covenants on the property – please speak with the agent for further information.

The property is situated over multiple titles.

Situated in a conservation area (South Downs National Park).

There is a right of way access for the Bishopstoke Fishing Club to the river.

The driveway has shared access with the neighbouring property.

Construction Type - Standard.

There are 2 parking spaces available in the barn, and approximately 6 off-road parking spaces.

Tenure – Freehold

Local Authority

Winchester City Council

Council Tax Band G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01962 600691.

Website

For more information visit <https://www.fineandcountry.co.uk/winchester-estate-agents>

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

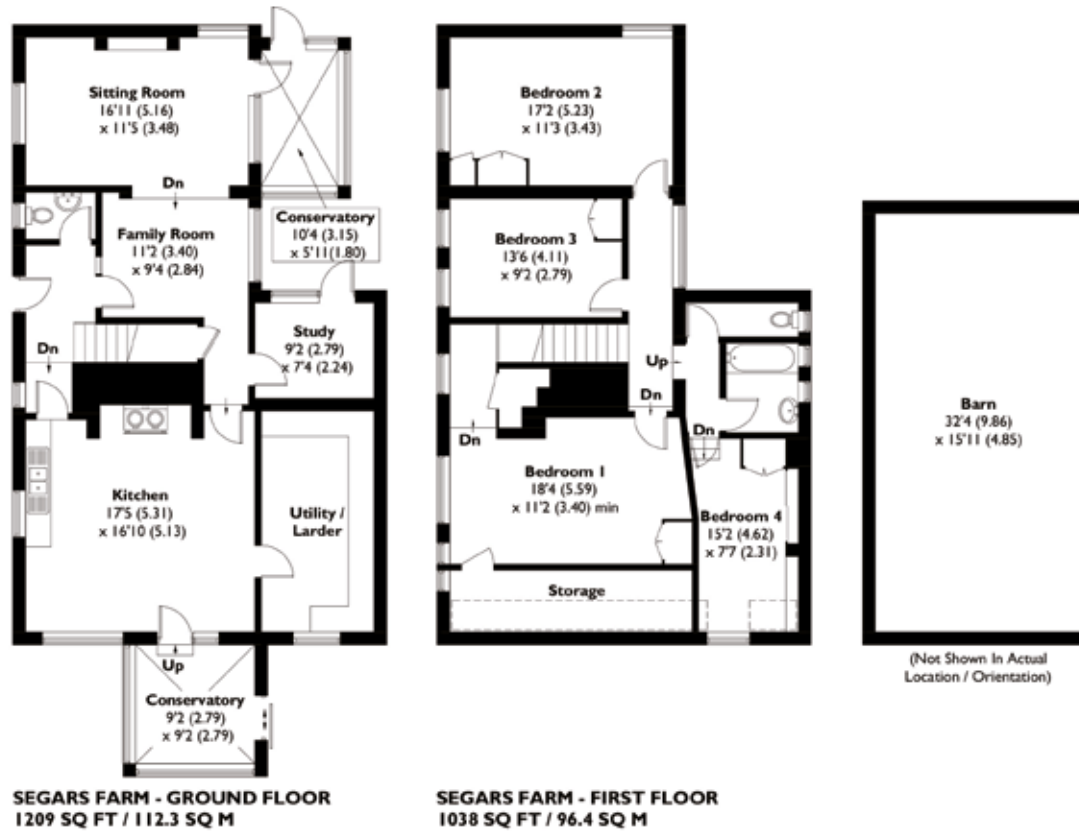
Saturday 9.00 am - 4.30 pm

Sunday By appointment only





APPROXIMATE GROSS INTERNAL AREA = 2247 SQ FT / 208.7 SQ M
 OUTBUILDING = 514 SQ FT / 47.8 SQ M
 TOTAL = 2761 SQ FT / 256.5 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1036113)

Produced for Fine & Country



EPC Exempt
 Council Tax Band: G
 Tenure: Freehold

Offers over £1,000,000

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 17.01.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



PAULA SILVA
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After being in Wedding and Events Management, Interior design, and Property Development, coupled with my fascination for property, I realised that if I combined all my skills together, they would equate to me making my mark as a property specialist.

After having been a former client of 'Fine & Country', I decided that this was the property route for me, and I can honestly say that I have never looked back.

I understand how frustrating and stressful the whole process of buying and selling property is. My personality is to nurture, and problem solve, take control if that's what's needed, and hopefully make a difference in the industry. Fine & Country allows me to be myself, be creative with marketing ideas, be there from start to finish and tailor everything specifically to you - for you.

At Fine & Country, our approach is very refreshing. We are more of a 'hold your hand' agency, than an aggressive, numbers driven company, which fits more with my personality. I love what I do and thrive on making a difference with our client's property ventures.

The luxury property market really excites me and being an Equestrian lover with two horses of my own, the Equestrian property market is also very much of interest to me.

I live in Romsey, with great knowledge of the area and am thrilled to be able to tailor our bespoke packages to you, offering you the best service possible, therefore helping you achieve your property goals and dreams.



THE FINE & COUNTRY
FOUNDATION

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