

Itchen Down Farmhouse, Itchen Abbas, Hampshire





A substantial, five bedroom Victorian period farmhouse with ancillary accommodation, set within a **stunning rural location** with far-reaching views and close to Winchester.

Summary of accommodation

Main House

Reception hall | Drawing room | Study | Sitting room | Dining room | Kitchen/breakfast with oak framed family room | Utility room | Boiler room and stores | Cellar

Five bedrooms | Three bathrooms (one adjoining) | Two attic rooms

Approximately 5,810 sq ft (539.76 sq m)

Flat (above garage)

Bedroom/sitting room | Kitchen area | Bathroom

Approximately 640 sq ft of living accommodation

Outside

Gardens laid to lawn | Swimming pool | Tennis court | Paddocks | Double carport and garage | Barn | Parking | Driveway and ample off-street parking

In all about 4.14 acres (1.68 hectares)

Distances

Alresford 4.3 miles, Winchester 6.7 miles (London Waterloo from Winchester 57 minutes)

(All distances and times are approximate)



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Itchen Down Farmhouse

A substantial and attractive Victorian farmhouse, located in the most stunning of settings, surrounded by open countryside and enjoying magnificent far-reaching views. Itchen Down Farmhouse makes for a marvellous family home, providing both highly versatile and generous accommodation. The property is also not listed and could be extended subject to planning permission. The house has a wealth of period features throughout and is presented in good order.

The reception rooms on the ground floor are well arranged, with the drawing room, sitting room, dining room and study all located off the main entrance hall. All the rooms have high ceilings and are well proportioned, with the drawing and sitting room being especially attractive, with large windows with double doors opening out onto the south-facing lawns. The kitchen, breakfast and family room features a delightful oak framed extension, with views across the garden and opening out onto the terrace and swimming pool area.

On the first floor, the main bedroom suite is a generous space with a large dressing area and adjoining bathroom. The bedroom enjoys spectacular views across the surrounding countryside. There are three further double bedrooms and two bathrooms. On the second floor is a further bedroom and two large attic rooms, which could potentially be converted into further bedrooms, with consent.



Outside, the house sits within attractive garden and grounds extending to around 4.14 acres. The house is approached via electric double gates and a driveway sweeping up to a large parking area. The main lawn, to the front of the house, is a beautiful and private space, enjoying a southerly aspect. There is a terrace area alongside the house which can be accessed from the kitchen and leads out to the swimming pool. This private area is west-facing and perfect for outdoor entertainment. The remainder of the land is laid to grass, with a hard tennis court, stabling and the garage block with a one-bedroom flat above, ideal ancillary accommodation.

Situation

The house is set within a stunning location surrounded by open countryside with fine rural views, a short distance from the village of Itchen Abbas. This is a hugely popular village in the Itchen valley, with a pub, village hall and primary school. The market town of Alresford is just over 4 miles away and the village is close to the cathedral city of Winchester (6.7 miles away) which offers an excellent range of shops, restaurants, cultural facilities and a mainline railway station to London Waterloo.

Schooling in the area is excellent with the local village primary school and nearby private schools including Princes Mead, St. Swithuns School, Pilgrims, Winchester College and Twyford. In Winchester there are also excellent state secondary schools and Peter Symonds Sixth Form College.

The neighbouring countryside offers endless walking, cycling and horse-riding routes across an extensive network of footpaths and bridleways. Itchen Down Farmhouse is also within proximity to the River Hamble and a number of Marinas which serve as a gateway to the Solent, ensuring easy access to first class sailing and boating opportunities. The area offers renowned fishing on the world-famous Itchen and Test Rivers. Furthermore, the nearby New Forest National Park and South Downs National Park offer a further array of watersports and outdoor activities.

With regard to other sporting activities, there is an extensive choice of excellent golf courses within easy reach, cricket at the Utilita Bowl in Southampton and horse racing both at Ascot and Goodwood.

The performing arts are similarly well provided for, with the farmhouse being part of The Grange Estate with it's renowned summer opera festival. The Mayflower, Winchester Royal and Chichester Theatres also provide a number of dramatic productions.

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

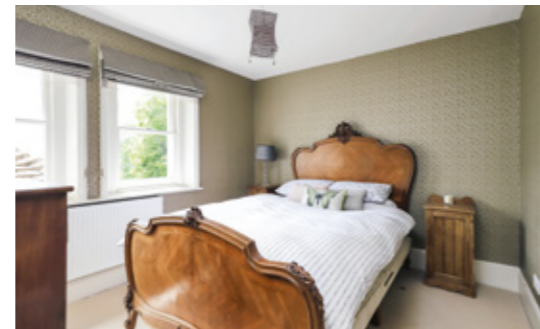
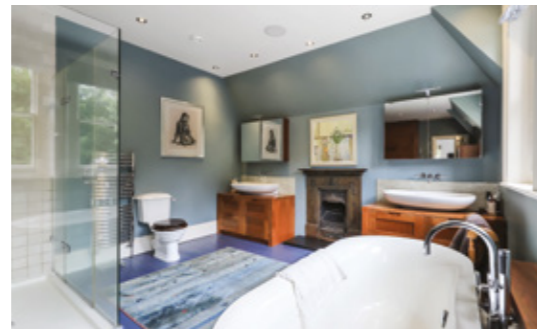
There are no public rights of way crossing the property.

Services

Mains water, electricity, and private drainage. Oil fired heating. Solar panels provide hot water.

Broadband (via Gigabeam) availability: Standard broadband is available (Ofcom).

Mobile Phone Coverage: Good phone coverage is available (Ofcom).



Directions (Postcode SO21 IBS)

From Winchester, take the B3047 towards Alresford. Pass over the motorway and after passing through Martyr Worthy, you will come into Itchen Abbas. Proceed through the village and upon reaching a sharp right-hand bend, with the village hall directly in front, turn left onto Northington Road. Proceed along this lane and pass under the old railway bridge. Follow the lane, which bends sharply to the right. Proceed up the hill, passing some cottages on your left-hand side. Itchen Down Farmhouse is the next turning on the left.

What3Words: ///blown.dearest.clouding

Viewings

By appointment with BCM LLP and Knight Frank LLP only.

Property information

Tenure: Freehold with vacant possession

Local Authority: Winchester City Council

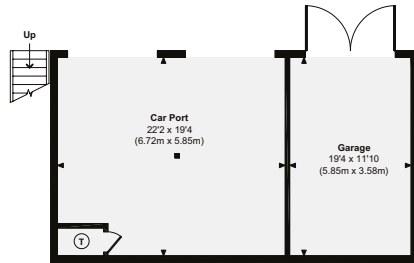
Council Tax: Band H

EPC Rating: E

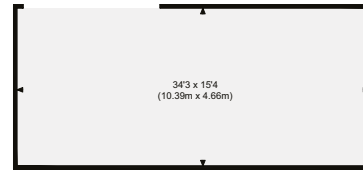
Guide Price: £3,850,000



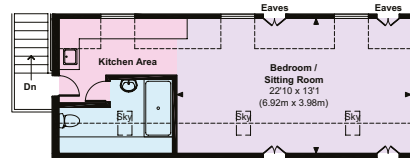
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



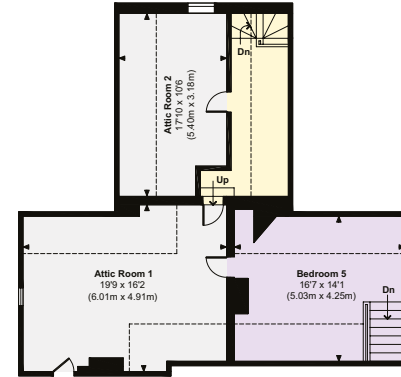
Garage Ground Floor



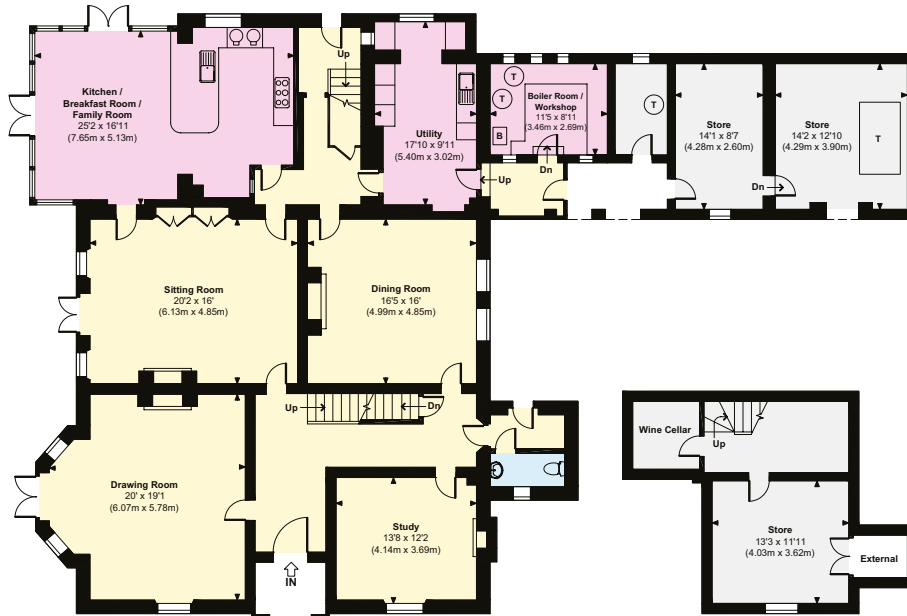
Barn



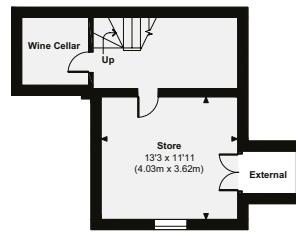
Garage First Floor



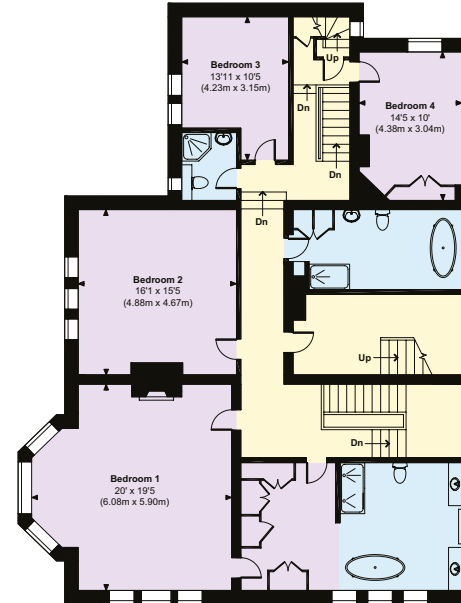
Second Floor



Ground Floor



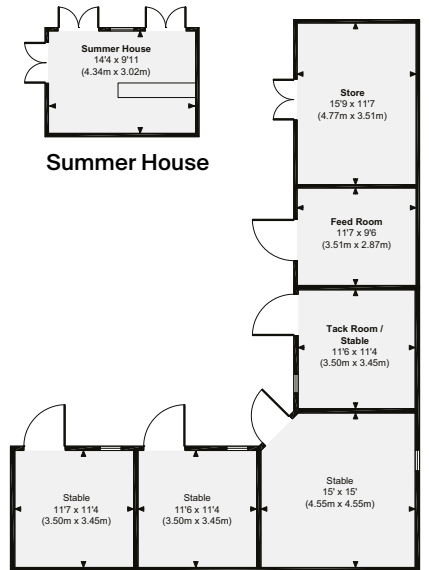
Cellar



First Floor

Approximate Gross Internal Floor Area
Main House = 5810 Sq Ft / 539.76 Sq M
Garage = 1102 Sq Ft / 102.41 Sq M
Barn = 521 Sq Ft / 48.42 Sq M
Summer House = 141 Sq Ft / 13.11 Sq M
Stable Block = 916 Sq Ft / 85.03 Sq M
Total = 8490 Sq Ft / 788.73 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Summer House

Stable Block



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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