



WILLOWDOWN FARM

North Waltham, Basingstoke, Hampshire





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

WILLOWDOWN FARM

North Waltham, Basingstoke, Hampshire RG25 2BU

A superb opportunity to acquire this unique, spacious property set within a stunning piece of land featuring paddocks and woodland, with excellent equestrian facilities.

In all about 79.32 acres

Main House

Reception hall | Sitting room | Dining room | Garden room with mezzanine floor | Kitchen/breakfast room
Pantry | Utility | Principal bedroom with en suite | Two further bedrooms | Family bathroom | Two Shower Rooms

In all about 3,735 square foot (347 sq m)

Outside

Garage with studio | Two-bedroom cabin | Garden, paddocks and woodland
Livery yard | 14 loose boxes | Clubhouse and stores | Barn | Outbuildings

In all about 79.32 acres (32.1 hectares)

Basingstoke 8.8 miles | Winchester 12.9 miles | London Waterloo from Basingstoke - 45 minutes
(Mileages are approximate)



LOCATION

Willowdown Farm enjoys a stunning location surrounded by open countryside with fine rural views, a short distance from the village of North Waltham. This popular village features a church, primary school, village shop and public house. The nearby town of Basingstoke provides an excellent range of shopping, leisure and cultural amenities as well as a mainline station to London Waterloo. The cathedral city of Winchester is also nearby.

Schooling in the area is excellent with the local primary school in the village and nearby private schools including Princes Mead, St. Swithuns, Pilgrims, Winchester College and Twyford.

The neighbouring countryside offers endless walking, cycling and horse-riding routes across an extensive network of footpaths and bridleways. Willowdown Farm is also within proximity to the Hamble and a number of Marinas which serve as a gateway to the Solent, ensuring easy access to first class sailing and boating opportunities. Furthermore, the nearby New Forest National Park offers a further array of watersports and outdoor activities.

With regards 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.





WILLOWDOWN FARM

Willowdown House is an extensive detached family home, which enjoys a wonderful setting, in the heart of its own land with far reaching views across the garden, paddocks, woodland and the surrounding countryside. The house extends to over 3700 sq. ft. and is very well proportioned with generous reception space and provides ideal accommodation for a family home.

A large and welcoming reception hall provides a focal point to the house, with access to all the principal rooms. This includes a spacious, triple aspect sitting room with feature fireplace and separate dining room. There is also a study off the reception hall, leading through into the garden room. This is a magnificent space with a mezzanine floor and wonderful views across the land and countryside beyond. Finally, there is a large kitchen/breakfast room fitted with a range of units, large walk-in pantry and a breakfast area which features a fireplace with fitted log burner. Beyond the kitchen is a utility room and a separate cloakroom with shower.

The bedroom accommodation is currently arranged with a principal bedroom with en suite bathroom and separate shower and a further double bedroom and family bathroom. There is a third bedroom which is currently being used as a dressing room.



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OUTSIDE

The property is approached along a tree lined driveway leading up to the parking area in front of the house and the two bay garage with a large studio above. To the front of the house is a terrace with an ornate fishpond. The main gardens are stunning and wrap around the house. They are laid to lawn with a wildflower mix surrounding a pond at the top of the garden, with a charming pond house.

To the south-western side of the house is the terrace with brick-built barbecue and chimney for wood fires, ideal for outdoor entertaining. There is a detached cabin, which provides a kitchen/living room, two bedrooms and a shower room.

EQUESTRIAN FACILITIES

Willowdown Farm enjoys impressive equestrian facilities and has been used as a BHA approved livery yard. It would also be ideal for anyone looking for a very well equipped, private yard. The stabling is set within a large barn below the house and there is a further useful steel framed building set within the woodland close by. There are currently 16 loose boxes with space for more if required. Set away from the farm buildings lies a substantial, well drained, floodlit manège of 50m x 25m.



LAND

The land at Willowdown Farm extends to approximately 79.3 acres (32.1 hectares) in total and is divided into pasture and an attractive block of woodland. Willowdown Farm was originally a cattle farm and has been extensively modified into its current form as a property with superb equestrian facilities. The land has also been managed to create numerous wildlife habitats, with schemes such as woodland replanting.

Much of the pasture has either post and rail or stock fencing with water supplies. The woodland, which lies behind the house, is predominantly beech and provides a haven for numerous wildlife including deer and brown hares. There are numerous paths within the woodland and it would be very easy to create a wonderful cross-country course within the woodland and pasture.

Access points include the main tree lined drive, as well as another access on the western boundary. This could be very useful for various farm and livestock movements.



Willowdown Farm

Approximate Gross Internal Area

Main House = 3735 Sq Ft / 346.99 Sq M

Garage = 1506 Sq Ft / 139.91 Sq M

Cabin = 322 Sq Ft / 29.91 Sq M

Total = 5563 Sq Ft / 516.81 Sq M

Outbuildings are not shown in correct orientation or location.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

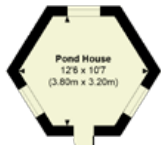
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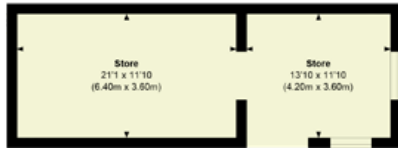
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WOODLAND HIDEAWAY



POND HOUSE



STORE

Willowdown Farm

Approximate Gross Internal Area

Stable Block = 2938 Sq Ft / 272.95 Sq M

Barn = 3799 Sq Ft / 352.94 Sq M

Container Store = 334 Sq Ft / 31.00 Sq M

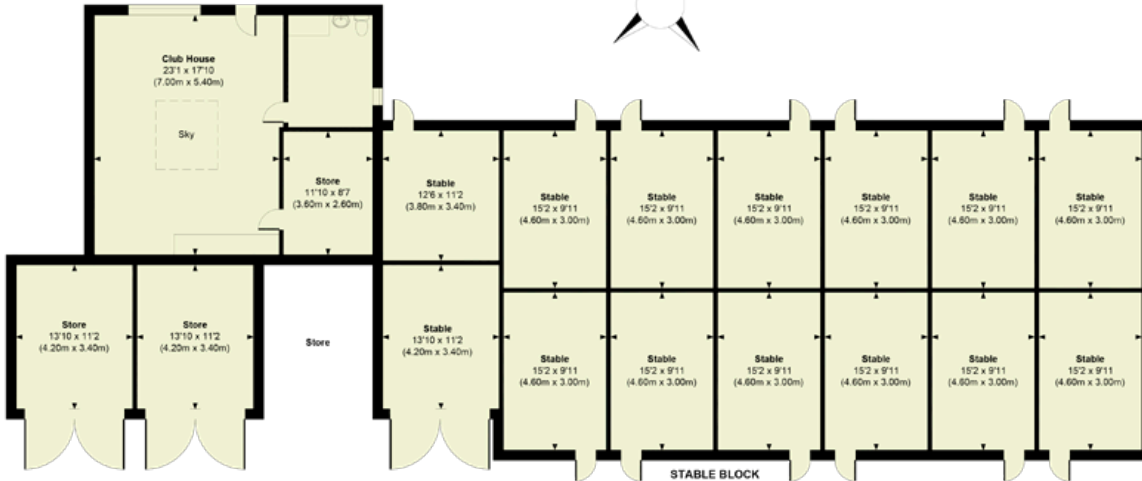
Store = 422 Sq Ft / 39.19 Sq M

Woodland Hideaway = 117 Sq Ft / 10.88 Sq M

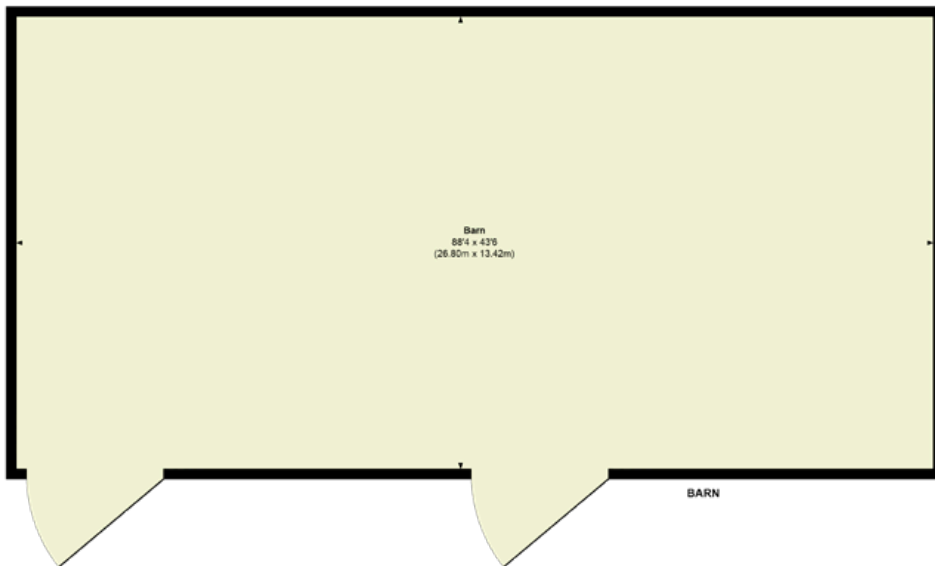
Pond House = 96 Sq Ft / 8.86 Sq M

Total = 7705 Sq Ft / 715.82 Sq M

Outbuildings are not shown in correct orientation or location.



STABLE BLOCK



BARN



CONTAINER STORE

GENERAL REMARKS AND STIPULATIONS

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.

Broadband Availability

Standard broadband is available (Ofcom).

Mobile Phone Coverage

Good phone coverage is available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Basingstoke and Deane Borough Council

Postcode

RG25 2BU

Parking

Driveway and ample off-street parking. Garaging.

Directions

From Winchester, take the A33 heading towards Basingstoke. Continue on this road passing through two sections of dual-carriageway. After the second of these, proceed down the hill and turn left alongside The Wheatsheaf pub, into Popham Lane to North Waltham. Proceed through the village and bear left by the shop and village green onto Church Lane. Go up the hill and turn right by the church into Steventon Road. Proceed along this lane out of the village and take the next right onto Oakley Road. The entrance to Willow-down Farm will be found soon after on the left.



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Viewings

By appointment with
BCM Wilson Hill Winchester
Tom Woods
t: 01962 763905

NB - These particulars are as at August 2024



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