



# MANOR FARMHOUSE

Popham, Winchester, SO21 3BJ





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A generous and extremely well presented 5/6-bedroom family home with adjoining annexe. Surrounded by open countryside and within easy access of Winchester and Basingstoke.

## Accommodation

Entrance and dining hall | Sitting room |  
Kitchen/Family room | Office | Utility room  
| Adjoining annexe with sitting room,  
kitchenette, shower room and bedroom  
| Principal bedroom with en suite | Two  
further bedrooms with en suite shower  
rooms | Two further double bedrooms |  
Family bathroom

In all about 4,993 square foot (464 sq m)

Winchester 12 miles, Basingstoke 10 miles,  
London Waterloo from Basingstoke -  
45 minutes

(Mileages and times approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



## MANOR FARMHOUSE

Manor Farmhouse is a generous, detached family home extending to around 4,993 square foot of accommodation. The house has been well designed and provides a very good flow which is perfect for family living. The house is set in a pretty hamlet, with views to the front across the village green and pond and open countryside behind.

Immediately upon entering the house you are greeted by the magnificent reception hall. This open plan space, with wooden floors, is ideal for use as a dining hall and is perfect for entertaining. The kitchen and family room, which is off the hall, is another wonderful room but equally the heart of the home. There is a well fitted kitchen with a large range of floor and wall mounted cupboards and a large central island. The family room is a bright space with bi-fold doors, opening out into the garden and with views over the countryside beyond.

There is a useful home office and utility room off the kitchen, which in turn links through to the adjoining annexe, with sitting room, kitchenette and shower room on the ground floor and a bedroom on the first floor.

The sitting room is another fabulous room, full of light and an excellent space with woodburning stove and further bi-fold doors opening onto the garden.

On the first floor there are five good double bedrooms. The principal bedroom suite is a large room with wonderful views and features walk-in wardrobes and an en suite bathroom. There are two further bedrooms which benefit from en suite shower rooms, whilst the other two bedrooms are also generous double bedrooms. These two rooms share the family bathroom

## SITUATION

Manor Farmhouse is situated in the hamlet of Popham, close to the villages of Micheldever and North Waltham. North Waltham has a good range of amenities including a village shop, primary school, public house and church. Micheldever similarly has a public house, primary school and church. Preston Candover, is also nearby and has a highly regarded





primary school, shop, public house and tennis courts. There is also a farm shop, café and micro-brewery at Dummer Down Farm.

Secondary schools in the area are excellent including Henry Beaufort School in Winchester and Perins in Alresford. There are a range of excellent independent schools nearby including Princes Mead, St. Swithuns School, Pilgrims, Winchester College, Twyford, Daneshill, Cheam and Farleigh. In Winchester there is also Peter Symonds sixth form college.

Basingstoke, which is around 10 miles away, provides a multitude of shops, cultural and leisure activities as well as an excellent array of restaurants. There is also a mainline station providing high speed services to London. Winchester is around 12 miles away and equally provides a superb selection of cultural, shopping and entertainment amenities.

The neighbouring countryside offers endless walking, cycling and horse-riding routes across an extensive network of footpaths and bridleways. Manor Farmhouse is also within close 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 water sports 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. The area offers renowned fishing on the world-famous Itchen and Test Rivers, as well as other country pursuits such as shooting with a number of excellent partridge and pheasant shoots nearby.

The performing arts are similarly well provided for with Manor Farmhouse being close to The Grange Estate and its famous Opera. The Mayflower, Winchester Royal and Chichester Theatres all also provide a number of dramatic productions.







## OUTSIDE

Manor Farmhouse sits within gardens extending to around 0.85 acres, providing both a generous and attractive outdoor space. The house is approached through a 5-bar gate, with a gravel driveway leading up to a parking area beside the house and flanked by lawns. The main garden runs away from the back of the house and is a substantial and private area, mainly laid to lawn, with shrub borders and mature hedging. There are numerous terrace areas around the house which provide delightful spaces for outdoor entertainment.



# GENERAL REMARKS

## 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 central heating.

## Broadband availability

Superfast broadband is available (Ofcom).

## Mobile/Internet Coverage

Good phone coverage is available (Ofcom).

## Tenure

Freehold with vacant possession.

## Local Authority

Basingstoke and Deane Borough Council

## Council Tax

Band: G

## EPC

D63

## Parking

Private off street.

## Postcode

SO21 3BJ

## Directions

From Winchester, take the A33 north towards Basingstoke. After the second dual carriageway and a right-hand bend, turn right into Popham Court Lane. Follow the lane into the village and Manor Farmhouse is opposite the pond, with the entrance on the left.



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## Viewings

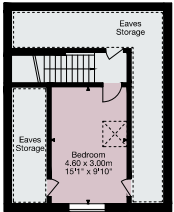
By appointment with BCM Wilson Hill only.

## Selling Agent

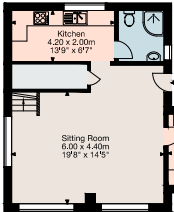
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NB These particulars are as at August 2025

Manor Farmhouse, Popham, Micheldever, Winchester, SO21 3BJ  
Gross Internal Area (Approx.)  
Main House = 399 sq m / 4,294 sq ft  
Annexe = 65 sq m / 699 sq ft  
Total Area = 464 sq m / 4,993 sq ft  
(Excluding Eaves)



Annexe First Floor



Annexe Ground Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Winchester

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