

THE GATEWAYS STABLES Fisher's Pond, Eastleigh, Hampshire SO50 7HF

Price Guide £1,100,000



- Stunning Two / Three Bedroom Barn Conversion
- Stable Yards with Ten Loose Boxes, Two Tack Rooms, Feed / Rug Room, Outside Toilet / Washroom
- Triple Car / Tractor Port • c. 40m x 20m Floodlit Manege with Mirror, Sand and Rubber Surface
- Large Yard with Ample Parking for Horse Lorries & Trailers • Level Pasture Paddocks
- Approx. 5.3 Acres In All • Direct Access to Extensive Hacking
- No Onward Chain

REF: EO8294

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Bishop's Waltham 4 miles • Winchester 6.5 miles • Southampton 9 miles • Portsmouth 18 miles
 Shawford Station 3.5 miles • Southampton Parkway Station 5.5 miles
 Southampton Airport 6.4 miles • Bournemouth Airport 36 miles • South Coast Beach 20 miles

A stunning single storey, two / three bedroom barn conversion set in approx. 5.3 acres with superb equestrian facilities, level paddocks and direct access to extensive hacking.

A significant attraction to equestrian buyers is the direct access to miles of Bridleways from the rear of the property leading to the South Downs National Park. There is also an unaffiliated dressage venue approx. half a mile away and several affiliated competition venues very close, the nearest approx. 4.5 miles.

The property is situated between Fisher's Pond and Marwell with a range of local amenities available in nearby Colden Common. A much wider range of shops and amenities are provided by the historic market town of Bishop's Waltham. The Cathedral city of Winchester and Southampton Centre are both easily accessed and there are direct rail links to London from Shawford Station and Southampton Parkway. Junction 9 of the M3 motorway is just over 5 miles and junction 5 of the M27 motorway is about 7 miles.

THE RESIDENCE

A highly appealing single storey barn conversion with high ceilings offering an abundance of natural light and good quality fittings and double glazing throughout.

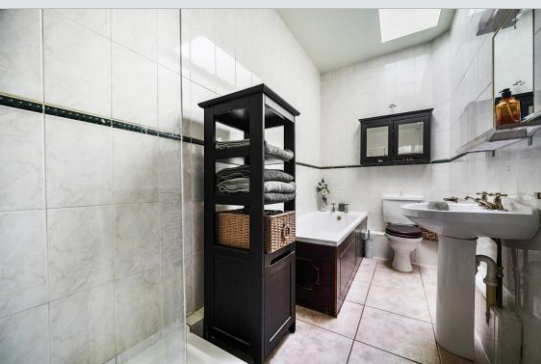
There is oil fired central heating, plus a Scandinavian wood burner in the lounge making the property very warm and cosy. The sitting room, rear bedroom and kitchen all have double glazed patio doors leading out to a brand new Indian sandstone patio with lovely new wooden gazebo and a private rear garden with seating area. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes..

The **Main Entrance** to the front door is through a walled, secluded and very private front garden with a beautiful Gazebo which has electrical compliant power points for a hot tub if required. The front door opens into a **Reception Hall** with a **Cloakroom** to the left and a door leading to a **Bedroom** with laminate flooring and fitted wardrobes, with a very large window. The **Bathroom** is fitted with a double cubicle with electric shower, panelled bath, WC, wash hand basin and fully tiled walls.

The bright and spacious Shaker-style **Kitchen / Dining Room** has built-in cupboards with solid oak and marble surfaces, incorporating a Belfast sink, dual propane gas / electric Range cooker, integral dishwasher and washing machine and double patio doors opening onto the rear patio. There is a wide opening leading through to the **Sitting Room** which has an oak floor, freestanding log burner and glazed double patio doors leading onto the rear veranda

The **Second Bedroom** has a laminated floor, built-in wardrobes and glazed doors opening out to the rear patio.

Completing the accommodation is a **Study / Bedroom Three** which is used as an office, has a skylight window and connecting door leading through to the adjoining barn with stables.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the road through impressive wooden gates leading to a gravelled drive and yard providing plenty of parking and turning space for numerous vehicles, horse lorries, trailers, etc. The front boundary has high close boarded fencing making the property very private and secure.

There are beautifully maintained gardens surrounding the residence including a front walled courtyard with stepping stones and **Gazebo**. The rear garden has lawns with brand new Indian sandstone patio and **Gazebo** with lovely views over the rear paddocks.

The **Two Outdoor Stable Blocks** were completely rebuilt in 2022 / 2023 and provide a total of **Five Large Airy Loose Boxes, Bespoke Tack Room, Feed Store / Rug Room and Yard WC Washroom** with hot water.

The outdoor electrics have been completely renewed and upgraded with LED lights throughout and a new circuit board making it energy efficient.

The yard is on cell lights which come on in the evening and all these stables have LED lighting under the canopies and individual lighting to all the stables.

There are a generous number of new power points within the stable block internally and externally.

Three Bay Car / Tractor Port.

Adjoining the residence is superb **Indoor Stable Barn** with **Five Internal Brick Loose Boxes, Tack Room, Workshop** and a **Boot Room / Store Room**. There is scope to convert this barn to provide an extension to the main residence or self-contained accommodation, subject to the relevant planning permissions.

Floodlit Manège c. 40m x 20m sand and rubber with mirror, brand new post and rail fencing and electrical sockets.

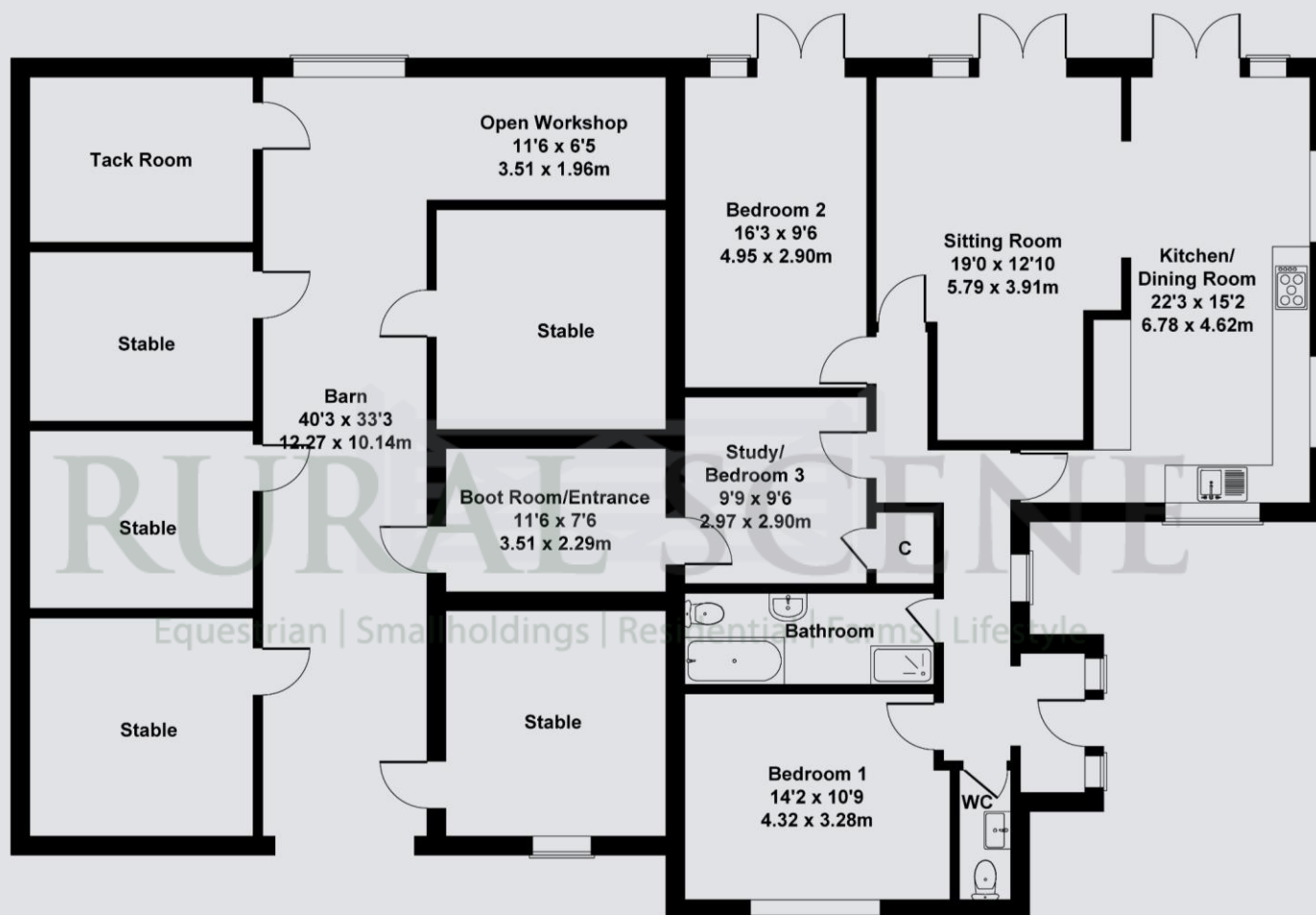
The Land adjoins in level pasture paddocks and the boundaries are almost completely re-fenced around the whole property with brand new stock fencing and internal electric tape.

IN ALL APPROX. 5.3 ACRES
(About 2.1 Hectares)

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OUTBUILDING 1

GROUND FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WINCHESTER CITY COUNCIL
Tel: 01962 840222

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX C

DIRECTIONS

From the B3354 at Fisher's Pond, head east on the B2177 signposted to Bishop's Waltham. Continue for just under one mile, pass Thompsons Lane on the left, shortly after which the entrance to The Gateways Stables will be seen on the left hand side.

what3words ///heartened.dividing.crops

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited The Gateways Stables but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

