



## UPPER FARM

Headbourne Worthy, Winchester, Hampshire





# A FANTASTIC FAMILY HOME

On the outskirts of Winchester with over 10 acres and equestrian facilities

## Summary of accommodation

**Ground floor:** Entrance Hall | Reception hall | Drawing room | Sitting room | Study | Kitchen/breakfast room | Conservatory  
Laundry room | Cloakroom | Storeroom | Pantry

**First floor:** Principal bedroom with walk in wardrobe and adjoining bathroom | Five further bedrooms | Two further bathrooms

**Second floor:** Attic room and attic storage

## The Old Cart Shed

Family kitchen/reception room | Two bedrooms | Bathroom | Cloakroom | Laundry room

## Outside

Swimming pool | Grass tennis court | Hard tennis court | Games room | Bedroom | Cloakroom | Garage | Storage barn  
Two store | Garden machinery store | Three stables | Pool plant room

**In all about 10.91 acres**

**Distances:** Winchester 2.6 miles, (London Waterloo from 1 hour), Alresford 7.3 miles  
(All distances and times are approximate)





## SITUATION

Headbourne Worthy is located on the northern edge of the city of Winchester and has a primary school, pub, church and a well-regarded farm shop which includes a bakery, butcher, cafe and wine bar. School Lane offers direct access to the ancient St Swithun's Church. A wider range of facilities can be found in the cathedral city of Winchester, which is approximately 1.5 miles away.

The main line railway station provides a regular service to London Waterloo (about 50 minutes). The M3 motorway (J9) is approximately 2.5 miles away with connections to London, the South West and the wider motorway network.

There are a variety of independent schools in the area including Twyford, Princes Mead, The Pilgrims' School, St Swithun's and Winchester College.







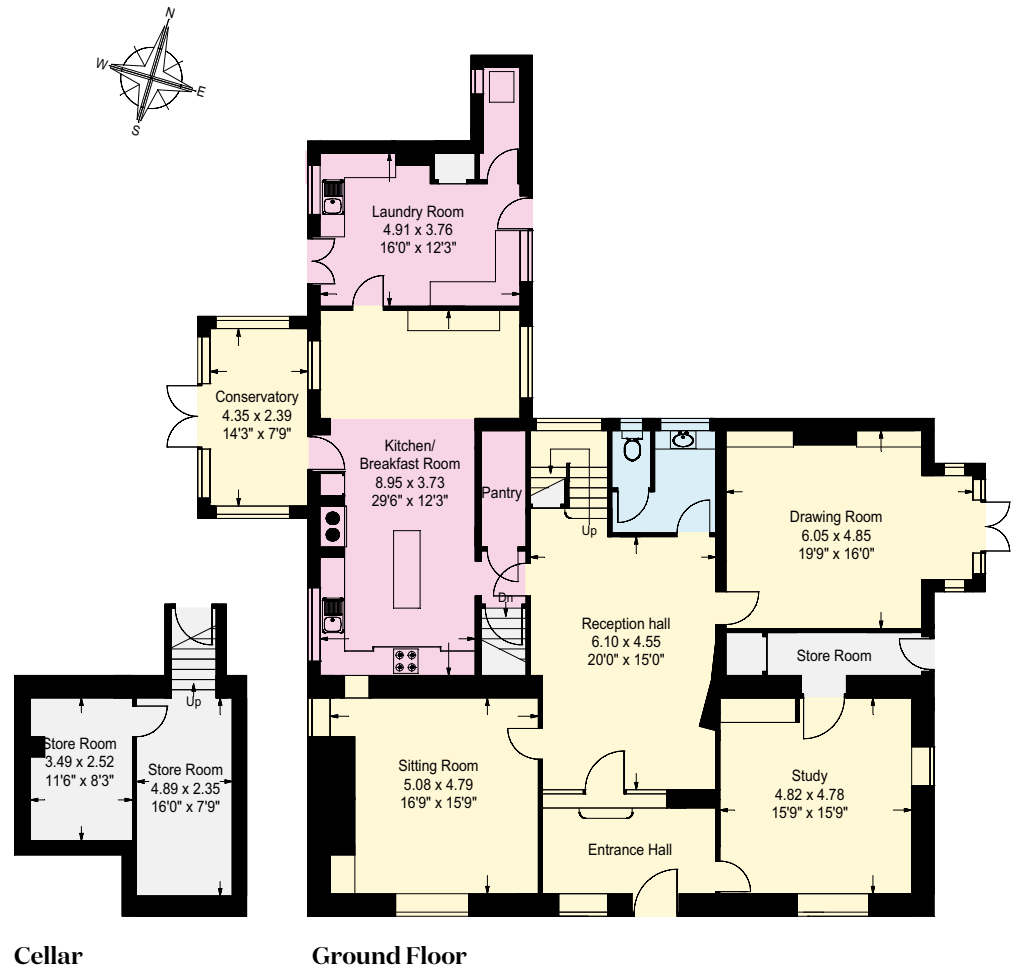
## UPPER FARM

Upper Farm has been in the family since 1902 and has been a much-loved family home, offering land and privacy near all the city centre amenities Winchester has to offer. The house dates back to 17th century and has a pretty brick and flint façade. The ground floor has well-proportioned reception rooms, including a lovely drawing room with an open fireplace, a large reception/dining hall and a family kitchen and breakfast room.

Upstairs there are six bedrooms and three bathrooms, including an excellent principal bedroom with a walk-in wardrobe and adjoining bathroom. The house is Grade II listed and has period features throughout.



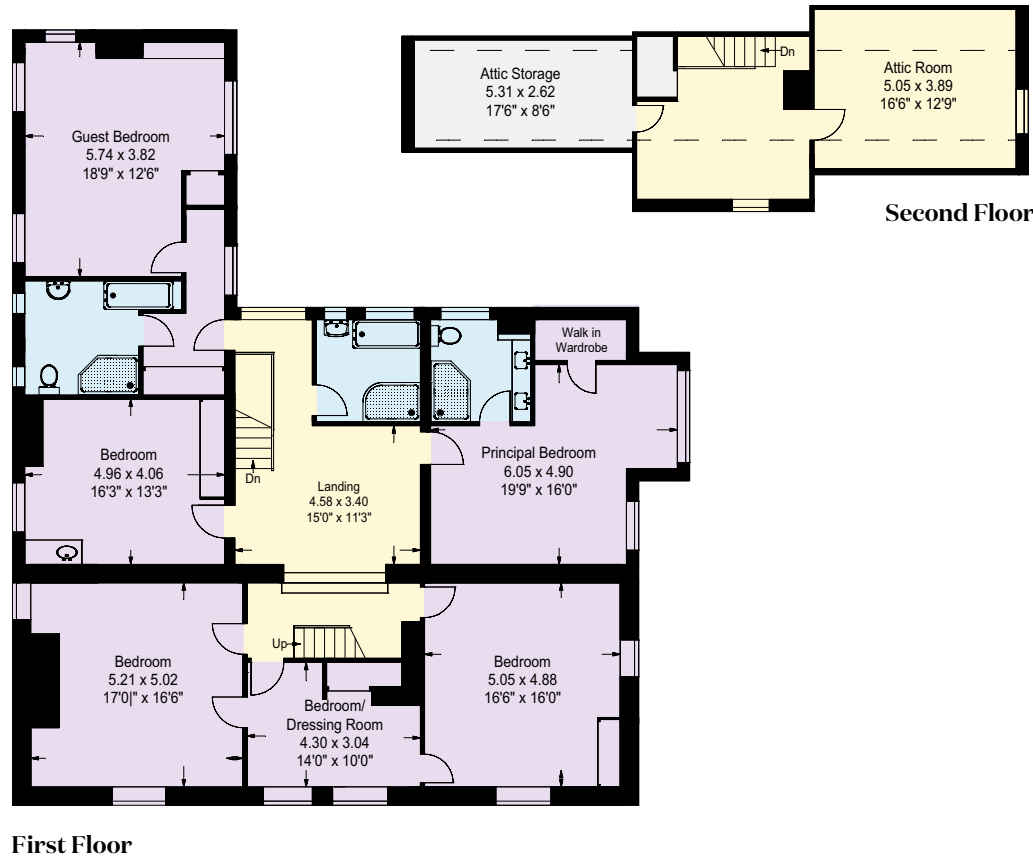




Cellar

Ground Floor

Approximate Gross Internal Area  
House: 477sq.m. or 5134sq.ft.



First Floor

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.

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



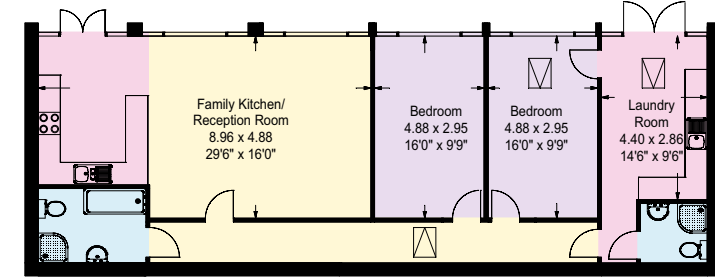
# GARDENS AND GROUNDS

Upper Farm sits in over 10 acres and has a beautiful, mature garden providing wonderful colour throughout the year. There is an excellent grass tennis court as well as a hard tennis court. There is also a swimming pool which has a useful pool house/games room with a bedroom and a cloakroom.

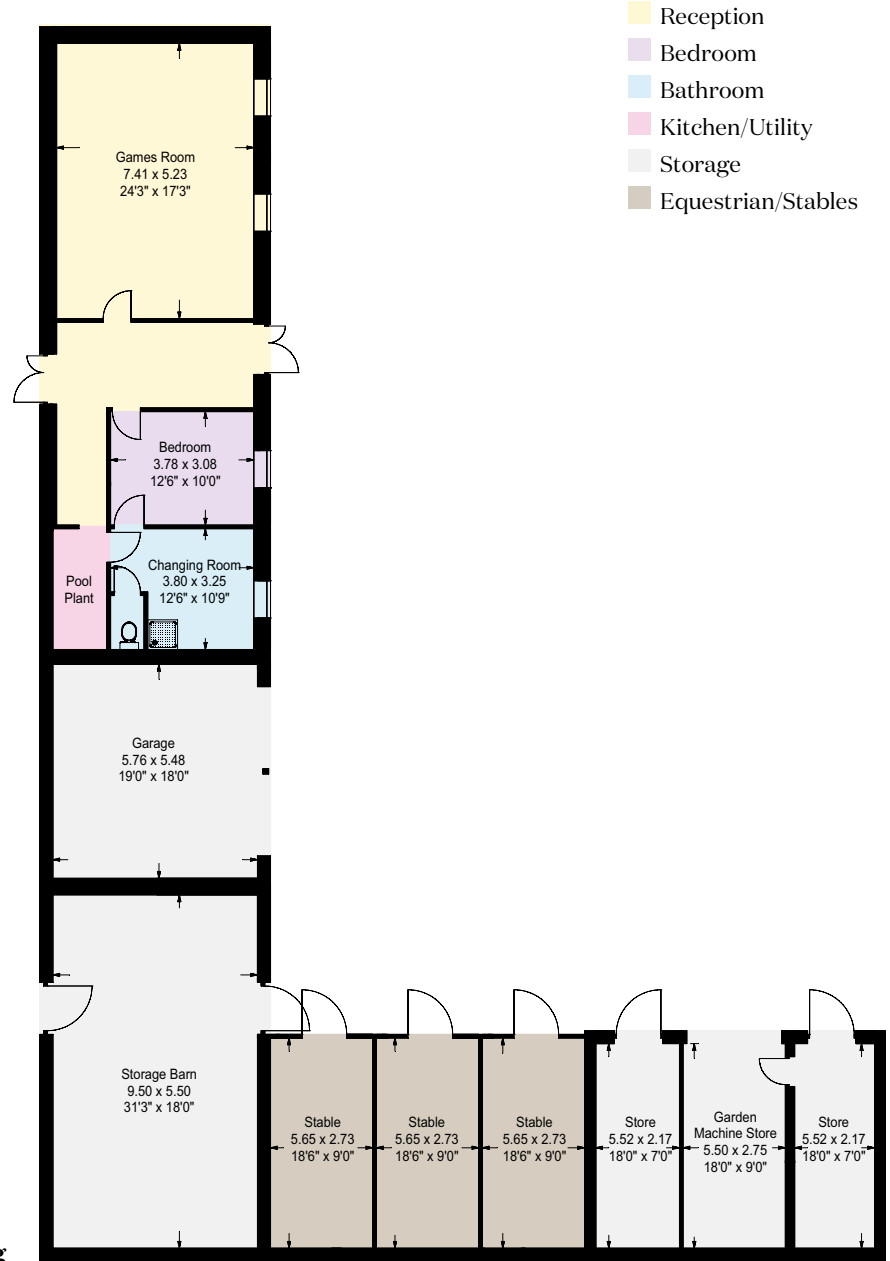
In the traditional courtyard there are three stables, a barn used for storage, various garden stores and the Old Cart Shed which consists of an open plan kitchen/reception room, two bedrooms, a bathroom, cloakroom and laundry room. This makes an ideal place for family, guests or staff to stay in. There is also a large stable block with 12 stables, a manège and various paddocks which can be accessed via the back drive and is currently used as a livery yard.



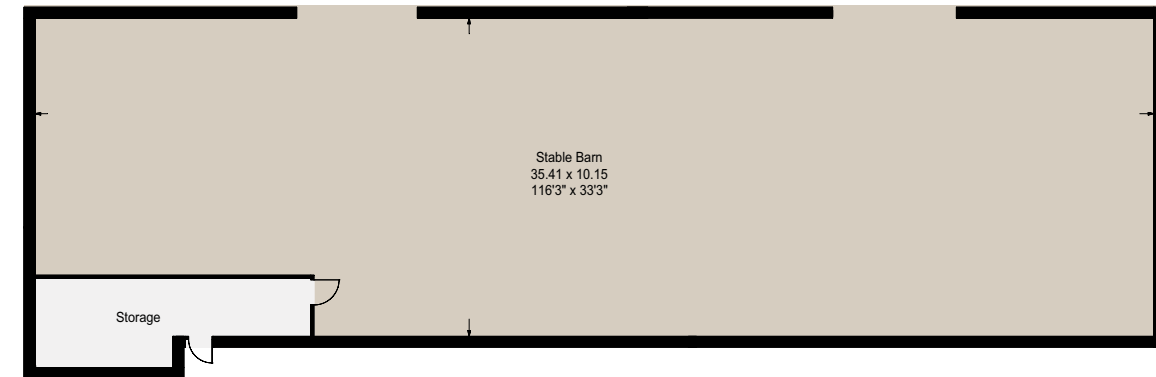




Annexe



Stable Barn



Approximate Gross Internal Area  
Cottage: 110sq.m. or 1184sq.ft.  
Outbuilding: 269sq.m. or 2896sq.ft.  
Stable Barn: 368sq.m. or 3961sq.ft.

Outbuilding

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# PROPERTY INFORMATION

**Services:** The house has mains drainage and oil central heating.

**Postcode:** SO23 7LA

**Tenure:** Freehold

**Local Authority:** Winchester City Council

**Council Tax:** Band H

**EPC Rating:**w



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