

# CANEFIELD FARM HOUSE

DUNBRIDGE ROAD • LOCKERLEY • ROMSEY • HAMPSHIRE









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A BEAUTIFULLY RENOVATED PERIOD PROPERTY OFFERING  
SUBSTANTIAL ACCOMMODATION IN ABOUT 36 ACRES.

## ACCOMMODATION

Entrance hall • Drawing room • Music room • Dining room • Kitchen/breakfast room • Conservatory • Sitting room • Study • Laundry room and cloakroom

Principal bedroom with en suite bathroom and dressing room • Three en suite guest bedrooms • Four further bedrooms • Three bathrooms and ground floor WC

Separate cottage including two bedrooms, bathroom, kitchen, home office, gym, sauna and first floor library

Outbuildings including stables • Store room • Machine store and barn • Swimming pool • Tennis court • Garden Paddocks

All in about 36 acres



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## SITUATION

Canefield Farmhouse is located on the fringe of the village of Lockerley within the Test Valley and a stones throw from The New Forest, a national park of more than 220 square miles of semi-wild heathland where horses, deer, pigs and cattle roam freely. Lockerley centres around a large village green and includes a shop, a garage, primary school and two churches. A wider range of retail amenities can be found at nearby Romsey, with further facilities available at Winchester, Salisbury, Southampton and Stockbridge. The beautiful surrounding countryside encompasses the River Dun, which is a tributary of the River Test and provides excellent fishing, which combined with nearby walks and rides, offers an idyllic country lifestyle.

Local schooling includes Embley School, Lockerley CoE Primary School, Romsey Academy, Farleigh, Stroud,

Godolpin, Chafyn Grove and senior schools include Winchester College, St Swithun's School for Girls, South Wilts, Bishops Wordsworth, Marlborough, Bryanston, Sherborne.

Communications in the area are excellent with easy access on to the M27 heading east and connecting with the A34 to the Midlands and M3 to London. There are local railway stations at Mottisfont and Romsey and direct access to London from Winchester, Grateley, Southampton Parkway and Salisbury stations.

## DESCRIPTION

Dating back to 1775, this home has undergone significant expansion and modernisation, including recent updates to plumbing, heating, and electrical systems. The property has been beautifully and thoughtfully renovated, blending period charm with modern day living. The reception areas flow effortlessly from the entrance hall, creating a space ideal

for both casual family living and sophisticated entertaining. Equipped with advanced technology, the house features Cat 6 network cabling, a video security system, and a wireless music system for ultimate convenience.

Bi-fold doors separate the spacious dining hall from the charming drawing room which features cosy wood burner. The dining area is set in a stunning, light-filled atrium, with the bespoke family kitchen next to it featuring an Aga and conservatory. Two WC's, one with a walk in shower, and a laundry room complete the ground floor accommodation.

Upstairs, you'll find eight bedrooms and six bathrooms. The first-floor bedrooms are thoughtfully arranged around a bright and spacious landing. The double-aspect principal bedroom offers breathtaking views of the garden, paddocks, and the surrounding countryside, and leads into a beautifully designed en suite bathroom, which then flows into the dressing room.













Additionally, there are three more bedrooms, each with its own en suite bathroom, as well as three generously sized children's bedrooms. There is a further bedroom and shower room on the second floor.

## OUTSIDE

The outbuildings and attached cottage are thoughtfully arranged in a U-shape, constructed from a combination of traditional brick and wooden slats, blending seamlessly with the surroundings. The large L-shaped outbuilding offers an exceptionally flexible space, currently divided into three stables, two of which feature practical mezzanine levels for additional storage or use. This building also includes a well-sized storeroom and a spacious barn that provides ample storage or work space. Adjacent to the barn is an indoor swimming pool.

The attached cottage offers valuable secondary accommodation, ideal for guests or multi-generational living. It comprises two comfortable bedrooms, a fully equipped kitchen, and a modern bathroom. In addition, the cottage boasts a home office, a dedicated gym area, and a sauna for ultimate convenience and wellness. The first floor houses a spectacular library/games room, providing a perfect space for both relaxation and entertainment.

To the front of the cottage, there is a well-maintained kitchen garden, perfect for growing fresh produce. The rear of the cottage is enhanced by its own private lawned garden, providing a peaceful outdoor area to enjoy the surrounding countryside. The surrounding land belongs to the property, with standing arrangements for a local farmer to cut and take hay bales and maintain all hedges.

## TENURE

Freehold

## SERVICES

Oil fired central heating. Mains water and electricity.

Private drainage.

## OUTGOINGS

Council Tax band G

## POST CODE

SO51 0JH

## LOCAL AUTHORITY

Test Valley Borough Council

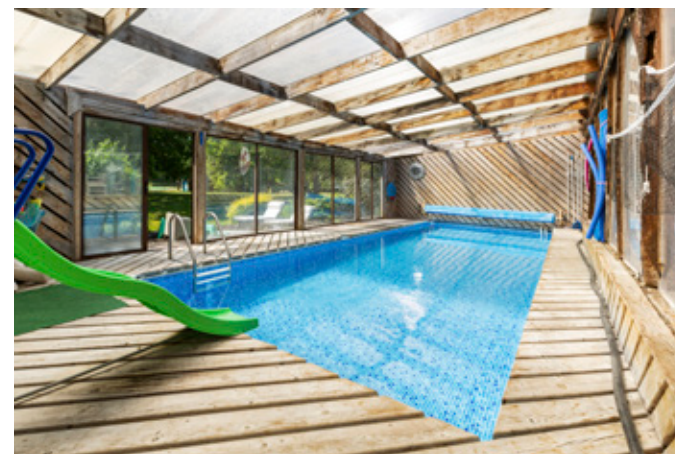
## EPC

EPC Rating = D

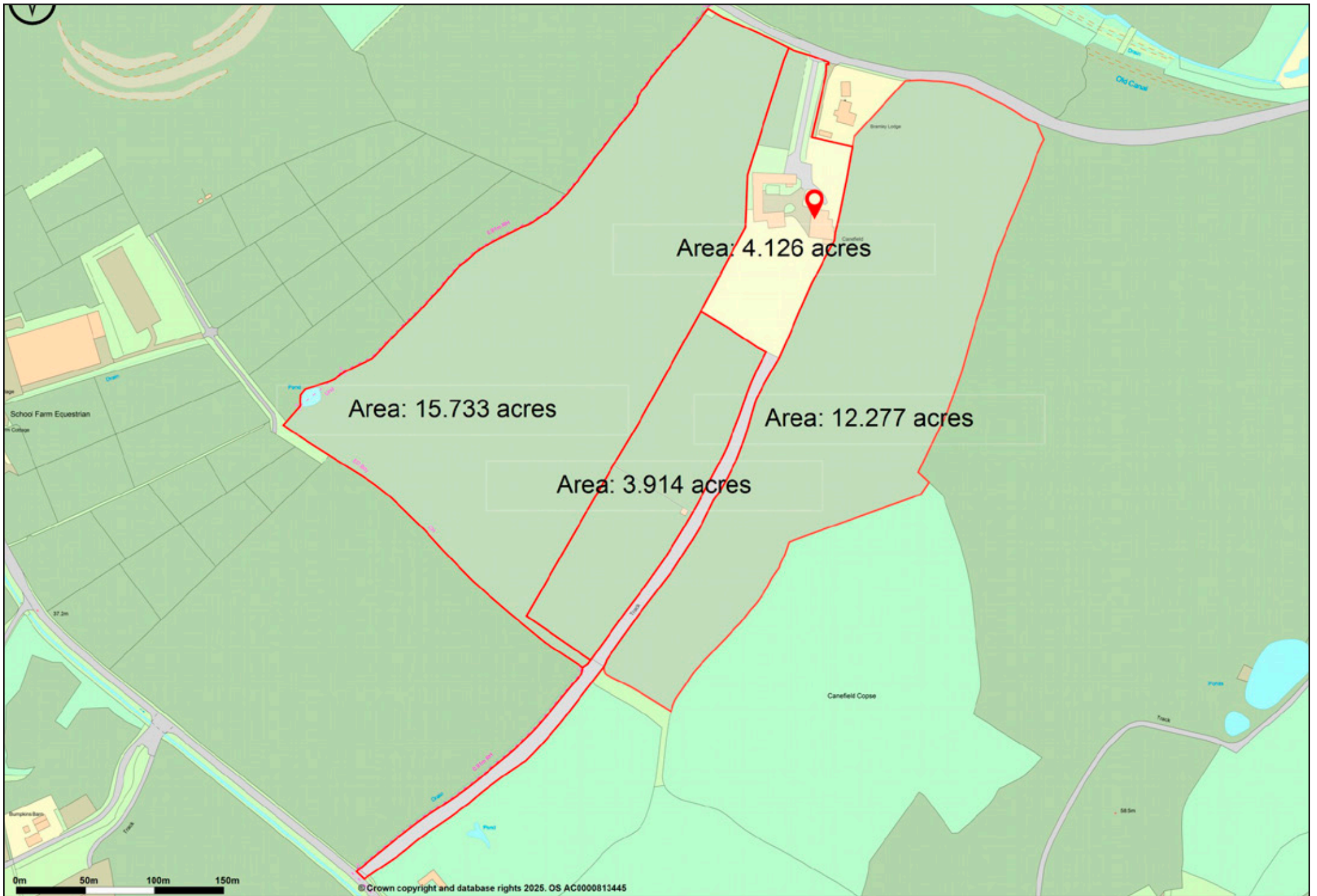
Full Energy Performance Certificate available by request

## VIEWING

Strictly by appointment with Savills.













# Canefield Farm House, Dunbridge Road, Lockerley, Rom

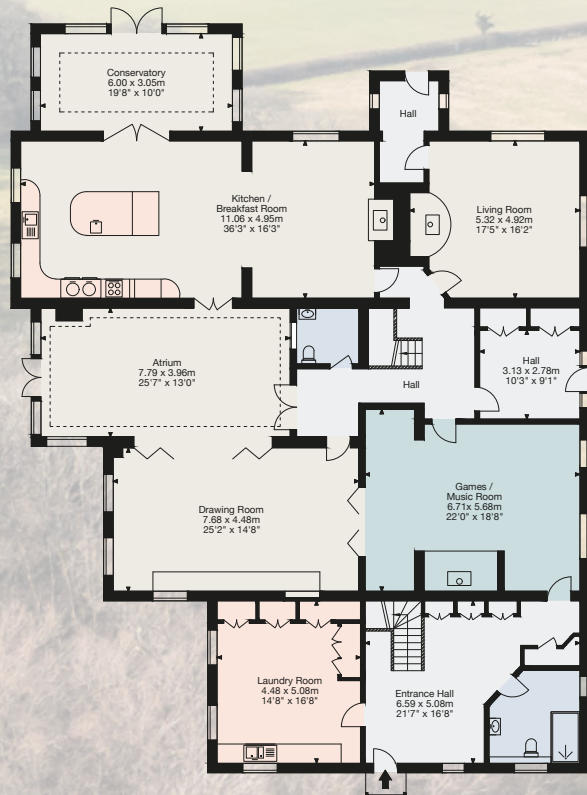
**Gross Internal Area (Approx.)**

**Main House (Excl. Eaves)** = 610 sq m / 6,566 sq ft

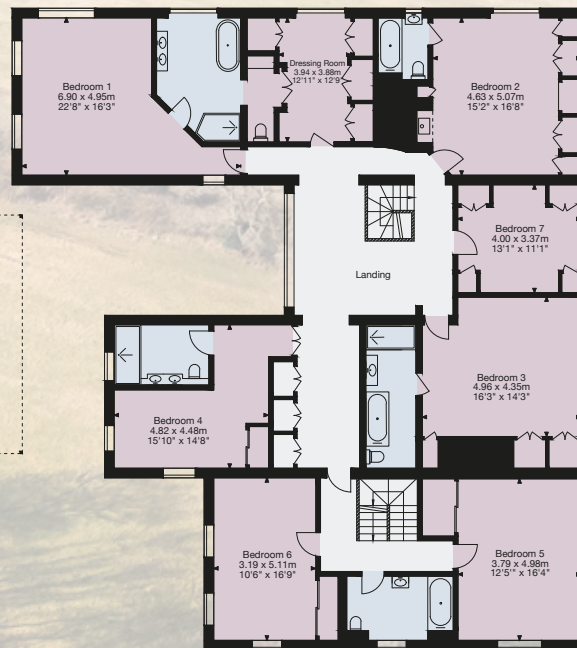
**The Cottage** = 200 sq m / 2,152 sq ft

**Outbuildings** = 316 sq m / 3,401 sq ft

**Total Area** = 1,126 sq m / 12,119 sq ft



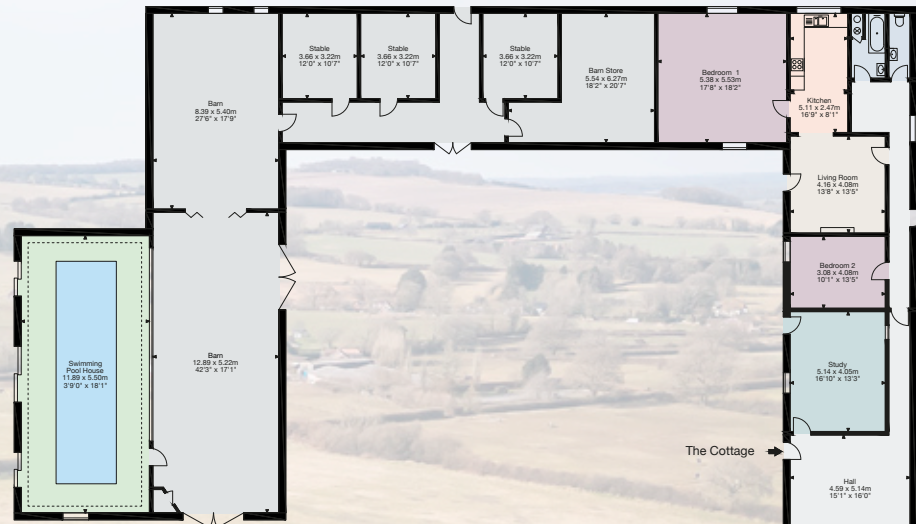
Ground Floor  
Main House



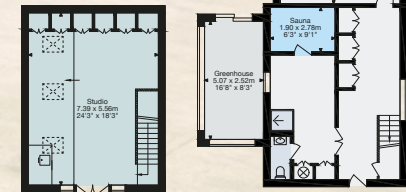
First Floor



Second Floor



Outbuilding



First Floor

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