



Ashton Farm, Bishops Waltham, Hampshire

Private & Confidential





A rare opportunity to acquire a **well-appointed country house** with an extensive equestrian facility including a bespoke indoor school.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Sitting room | Kitchen/breakfast room | Dining room | Study | Back hall | Laundry room | Boot room
Garage | WC | Boiler room | Wine cellar

First Floor: Gallery Landing | Principal bedroom with adjoining bathroom and dressing room | Five further bedrooms
Two further bathrooms (one adjoining)

Groom's Barn: Studio room with kitchen, shower room and bedroom above | Laundry room | Gymnasium | Cloakroom

The Bungalow: Sitting room | Kitchen | Two bedrooms | Bathroom | Cloakroom

Outbuildings: Storeroom | Gardener's room

Stabling: Eight stables | Tackroom | Rug room | WC | Solarium | Washdown box

Indoor school | Outdoor arena | 2 lunging arenas | Landscape gardens | Swimming pool | Tennis court | Pasture | Paddocks | Woodland

In all approximately 19.41 acres

Distances

M3 8.7 miles, Southampton 10 miles, Winchester 11 miles (London Waterloo from 60 minutes), Portsmouth 12 miles, M27 14 miles
(All distances and times are approximate)



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Situation

Situated on the outskirts of Bishop's Waltham, on the edge of the Meon Valley, only a short walk from the centre of the thriving small country market town. Bishop's Waltham has several restaurants, pubs, cafés, shops, a post office and doctors' surgery.

More extensive shopping facilities are found at the larger centres of Portsmouth (12 miles), Southampton (10 miles) and the cathedral city of Winchester (11 miles).



There is a fast and regular train service to London Waterloo from Winchester, taking approximately 60 minutes.

There are some excellent schools towards Winchester; Winchester College, St Swithun's, Prince's Mead, Pilgrims and Twyford and Peter Symonds Sixth Form College, with Bedales and Churcher's College at Petersfield.

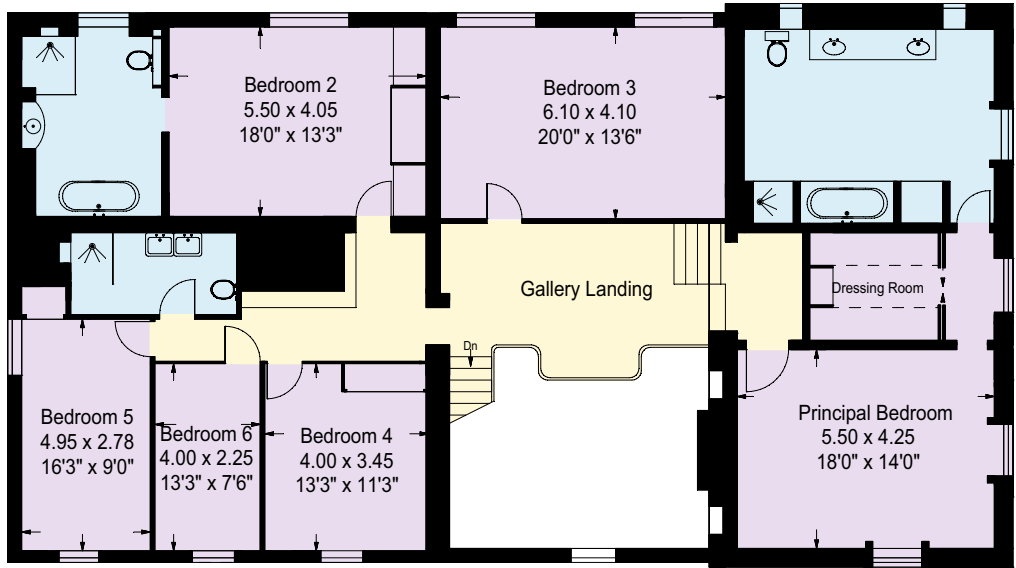
The surrounding countryside of the South Downs National Park is ideal for riding, cycling and walking. There is also fishing on the River Itchen, as well as golf courses nearby.



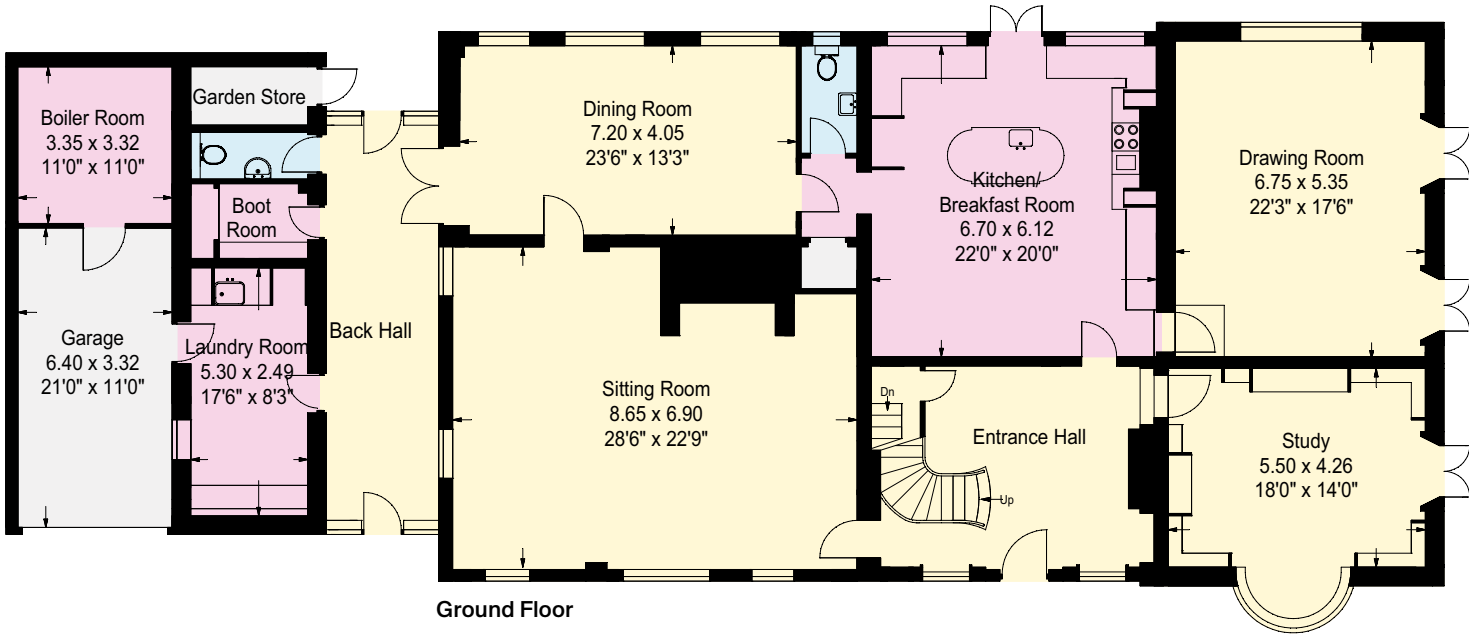
Main House

Approximate Gross Internal Floor Area
House: 550 sq m or 5920 sq ft

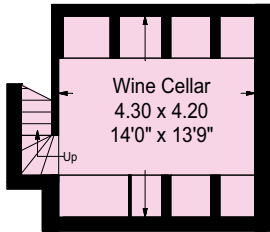
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor



Cellar





Barn & The Bungalow

Approximate Gross Internal Floor Area

Barn & Gym: 166 sq m or 1787 sq ft

The Bungalow: 125 sq m or 1346 sq ft

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Old Barn & Stables

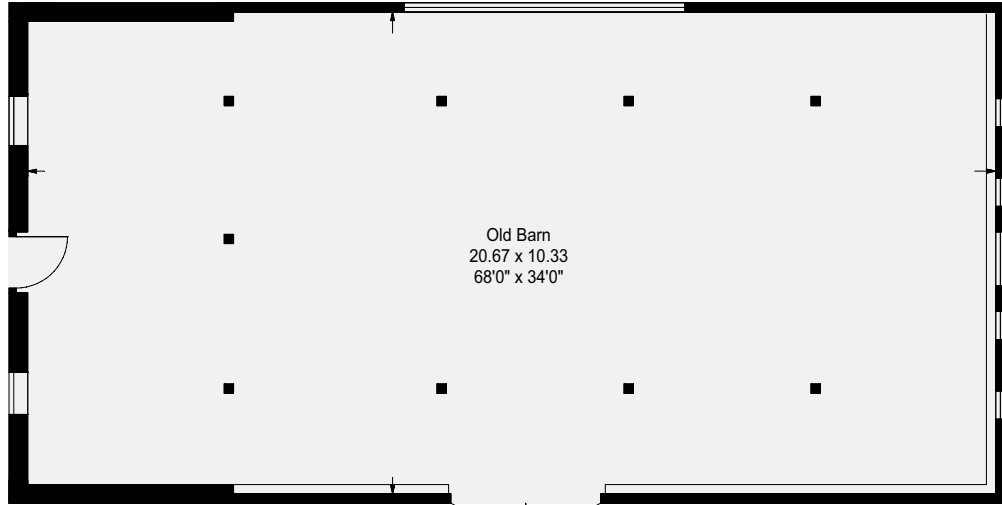
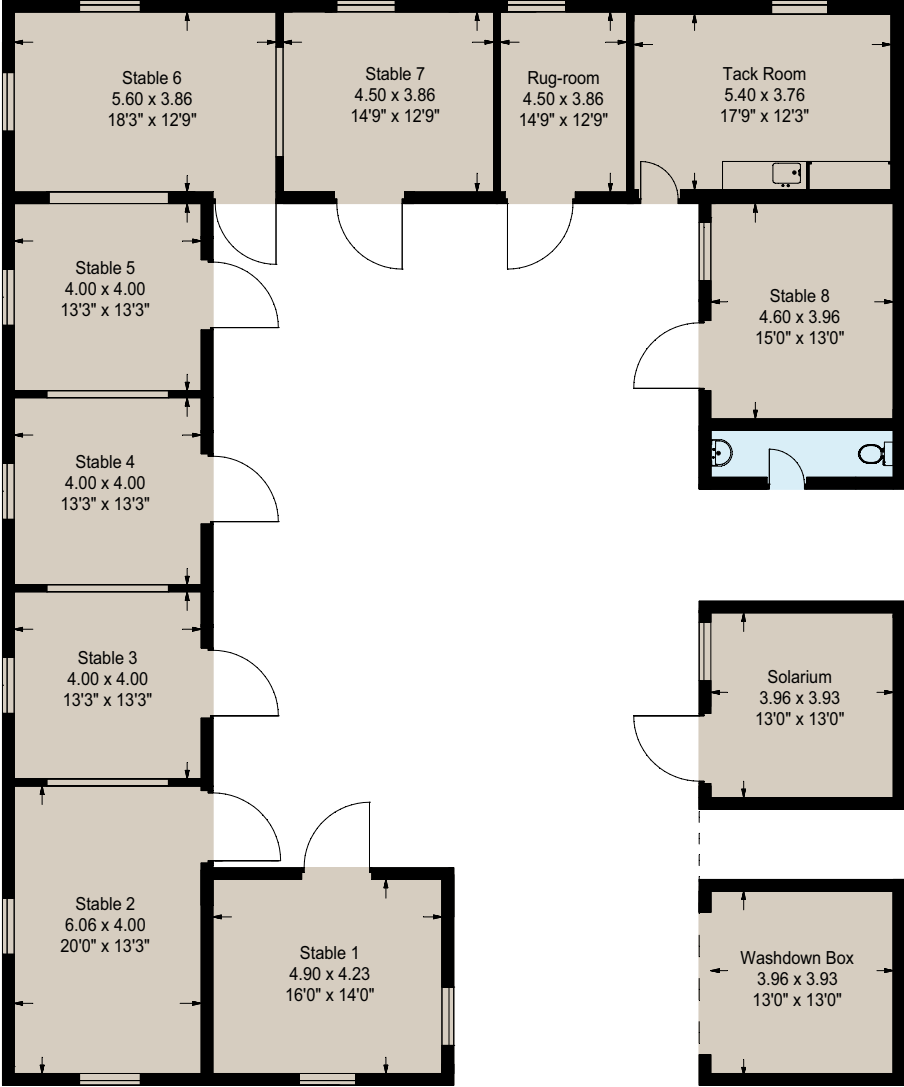
Approximate Gross Internal Floor Area

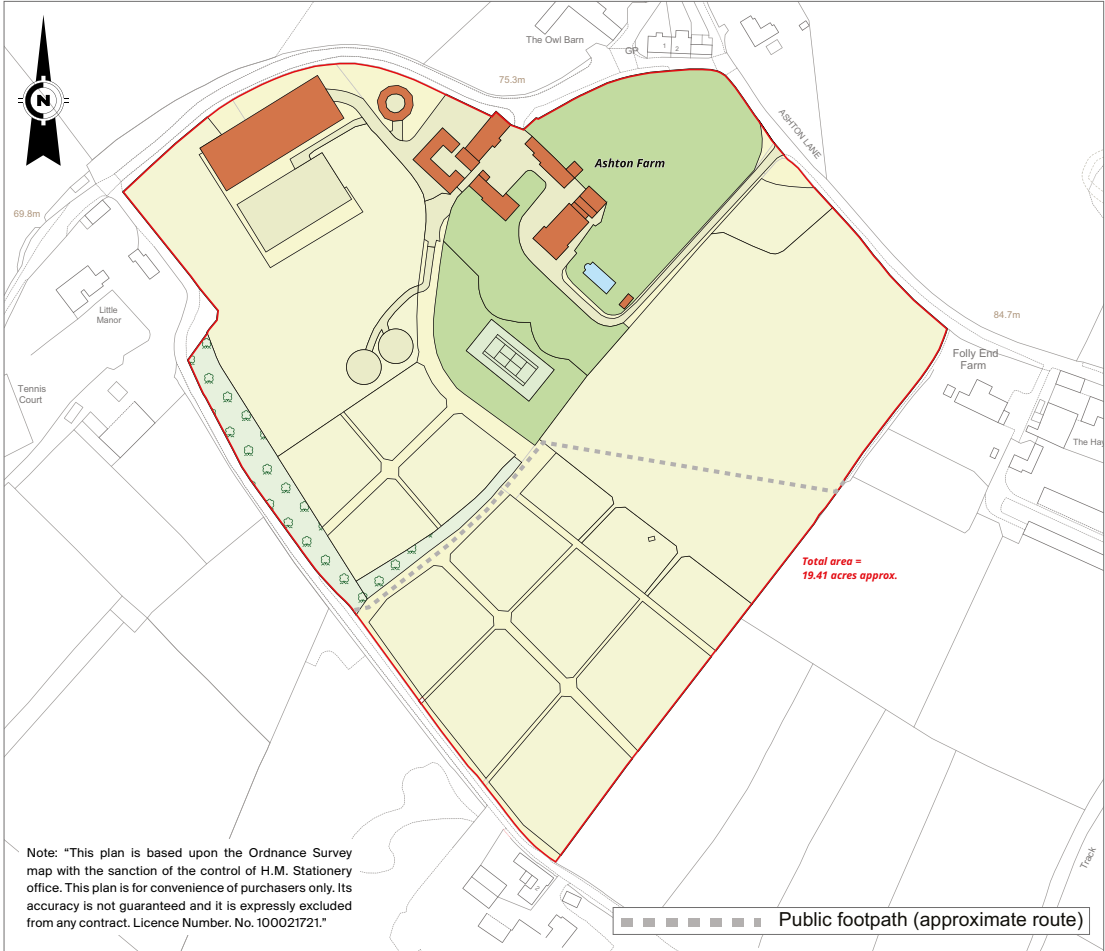
Old Barn: 211 sq m or 2271 sq ft

Stables: 223 sq m or 2400 sq ft

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





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated September 2024.

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Services

Mains water, electricity, central oil heating and private drainage.

Directions (SO32 IFR)

What3words: ///entrust.leathers.pancake

Property information

Tenure: Freehold

Local Authority: Hampshire County Council

Council Tax:

Ashton Farm – Band H

The Bungalow – Band C

EPC Ratings:

Ashton Farm – E

Groom's Barn – G

The Bungalow – E

Viewings

All viewings strictly through the selling agents, Knight Frank LLP.



