



Ashton Farm, Bishops Waltham, Hampshire





A rare opportunity to acquire a **well-appointed country house** with an extensive equestrian facility including a bespoke indoor school and outdoor 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 | Two lunging/turnout pens | 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, in the Meon Valley in the South Downs National Park, 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.

Ashton Farm

This magnificent architecturally designed house has a Georgian façade and is approached via a sweeping gravel driveway. The entrance hall is an impressive feature of the house with a grand staircase and antique stone flooring. The oldest part of the house dates back to the 17th Century and makes a wonderful living space. For more formal entertaining there is a drawing room and a dining room (including an old well) either side of the kitchen. The family kitchen / breakfast room has a large central island with built in appliances including Gaggenau ovens with a combination steam oven and a teppanyaki plate, together with a Subzero fridge and freezer. At the front of the house there is a study with a beautiful bay window. The ground floor also comprises a useful back hall with a laundry room and boot room.

The first floor has a wonderful galleried landing and an immaculate principal bedroom, dressing room and en suite bathroom. In addition, there are another 5 bedrooms : a guest bedroom with an en suite bathroom; three bedrooms with a family bathroom; and a further guest bedroom.

Grounds and gardens

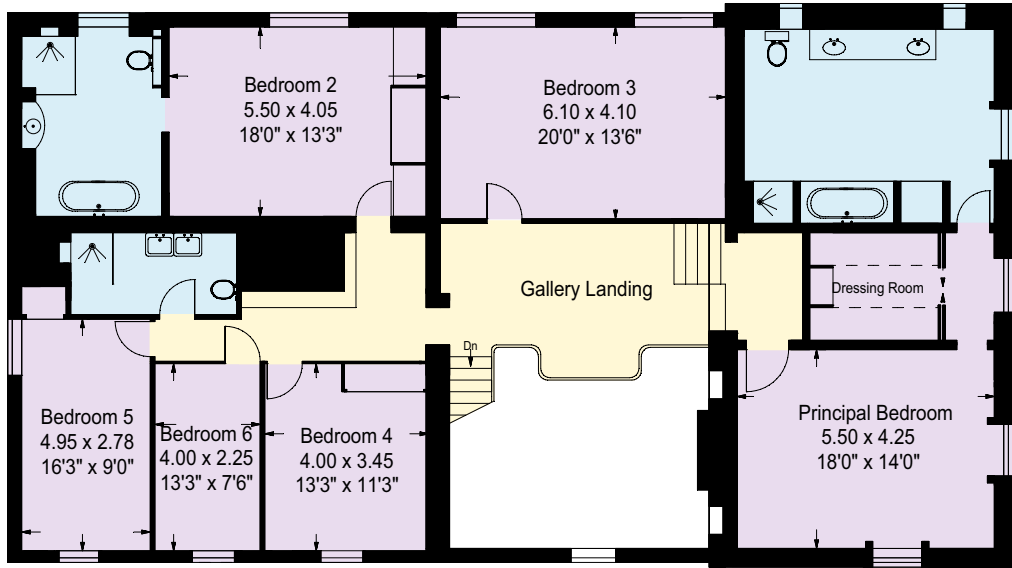
Ashton Farm sits in over 19 acres of land and has beautiful formal gardens designed by Joe Perkins, gold winner at Chelsea Flower Show. There is a large swimming pool which has been recently renovated with the surrounding pool garden designed by Sarah Eberle, who has also won medals at Chelsea Flower Show, numerous times. There is also a large orchard which has around 40 fruit trees including apples, pears, plums and a mulberry bush. The property includes a tennis court with a gazebo and a kitchen garden with raised beds.



Main House

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

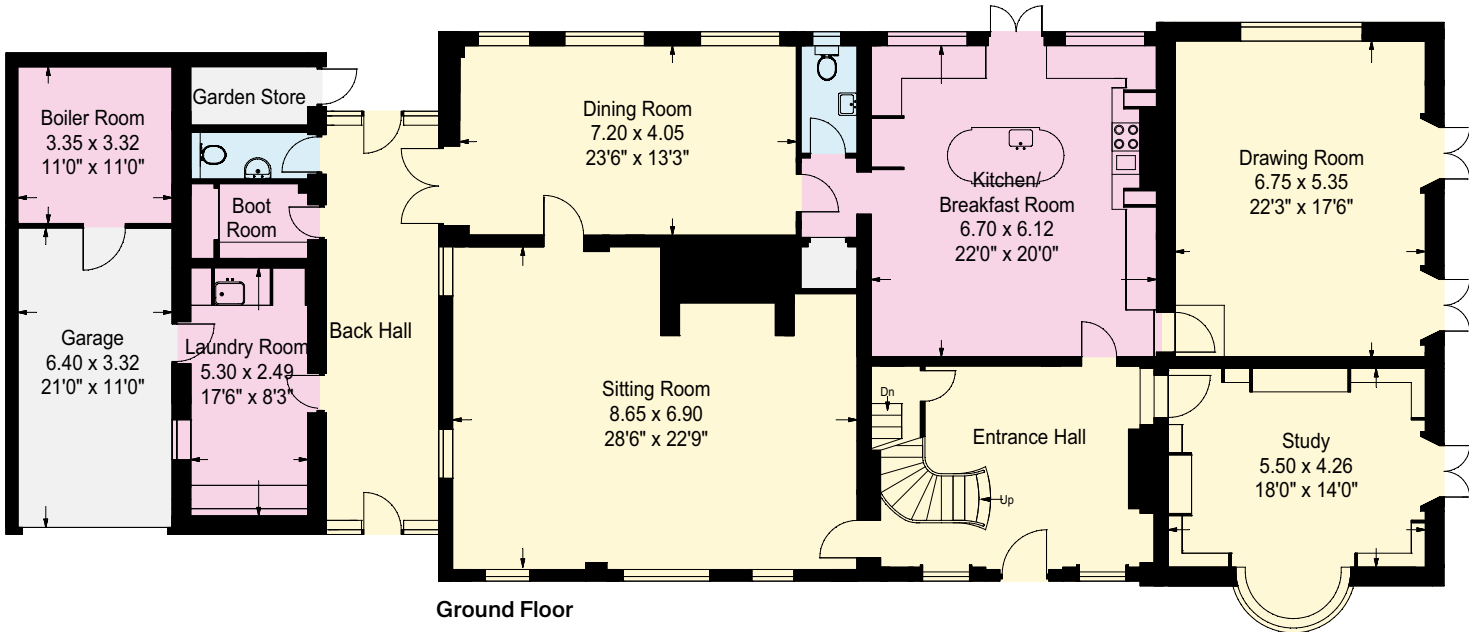
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



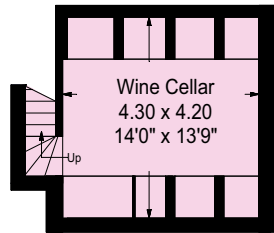
First Floor



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



Ground Floor



Cellar



Equestrian

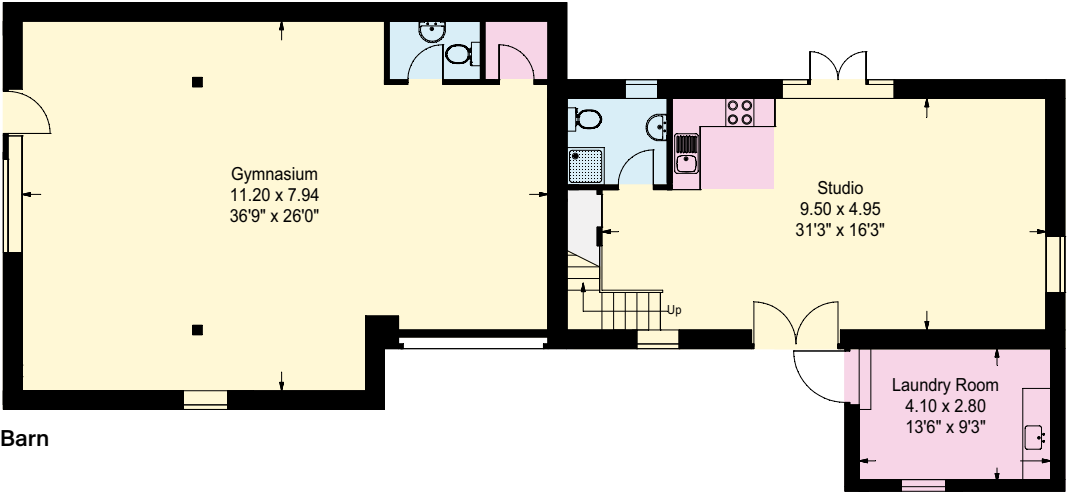
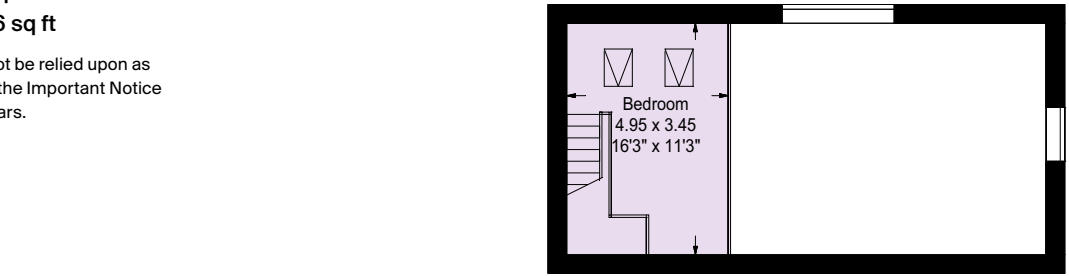
Ashton Farm has unparalleled equestrian facilities. These include a bespoke 60m x 20m indoor riding school, designed and constructed by the German specialist equestrian company, Gebrueder Schuett, as well as a 45m x 25m outdoor riding arena, both with Martin Collins surfaces. There is a recently constructed brick and flint stable complex with eight stables, an immaculate tack room, rug room, solarium and washdown box. Additionally, there is a horse-walker, two lunging/turnout pens and 13 paddocks completing this superb equestrian facility.



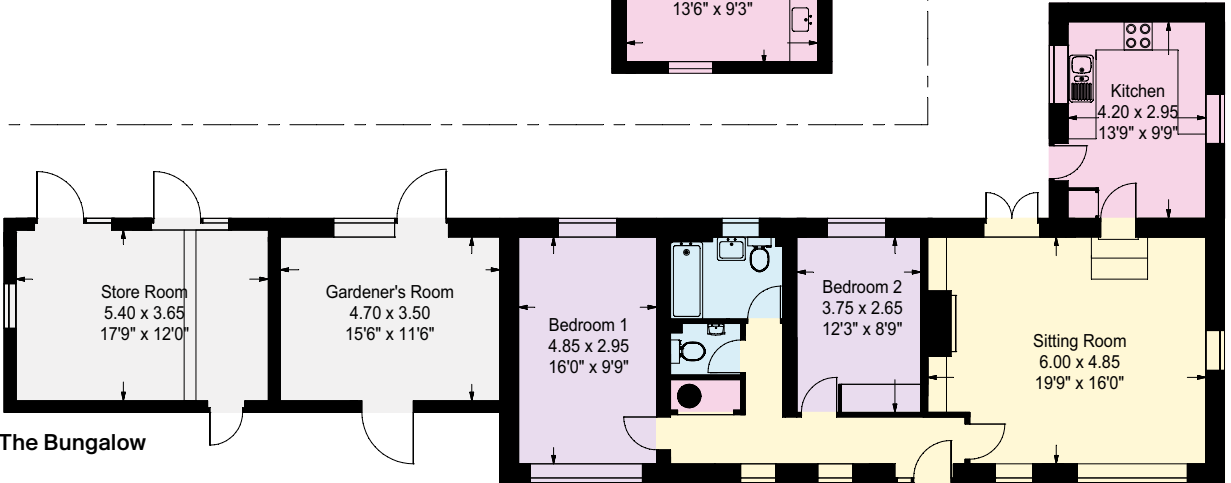
Barn & The Bungalow

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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Barn



The Bungalow

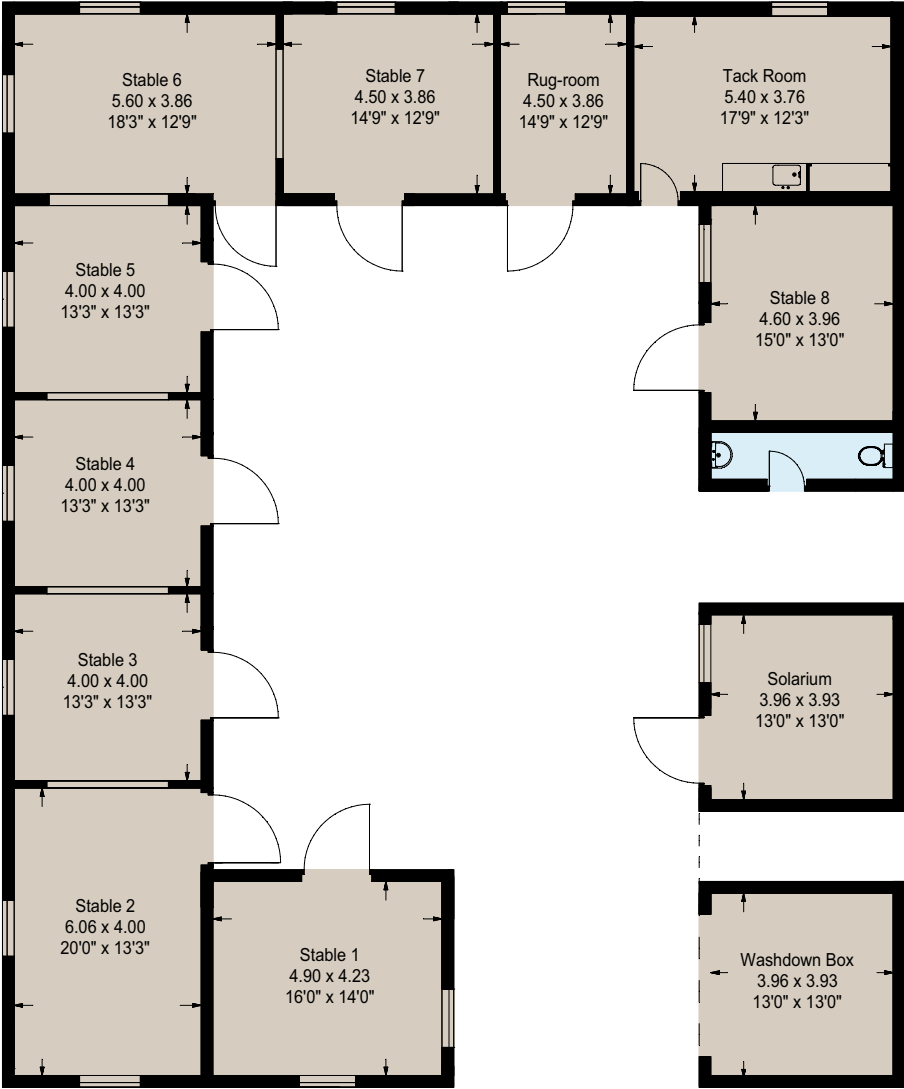
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Old Barn & Stables

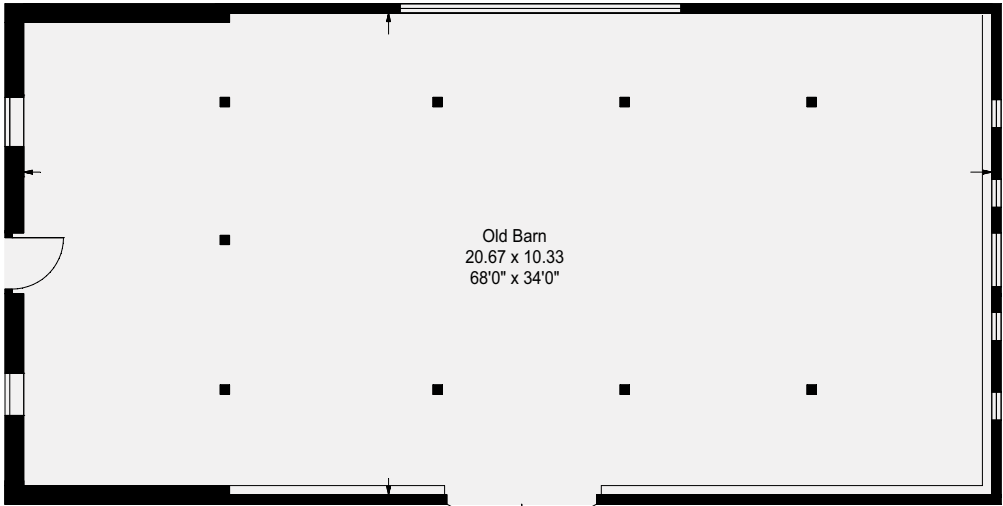
Approximate Gross Internal Floor Area
Old Barn: 211 sq m or 2271 sq ft
Stables: 223 sq m or 2400 sq ft

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



Stables



Old Barn

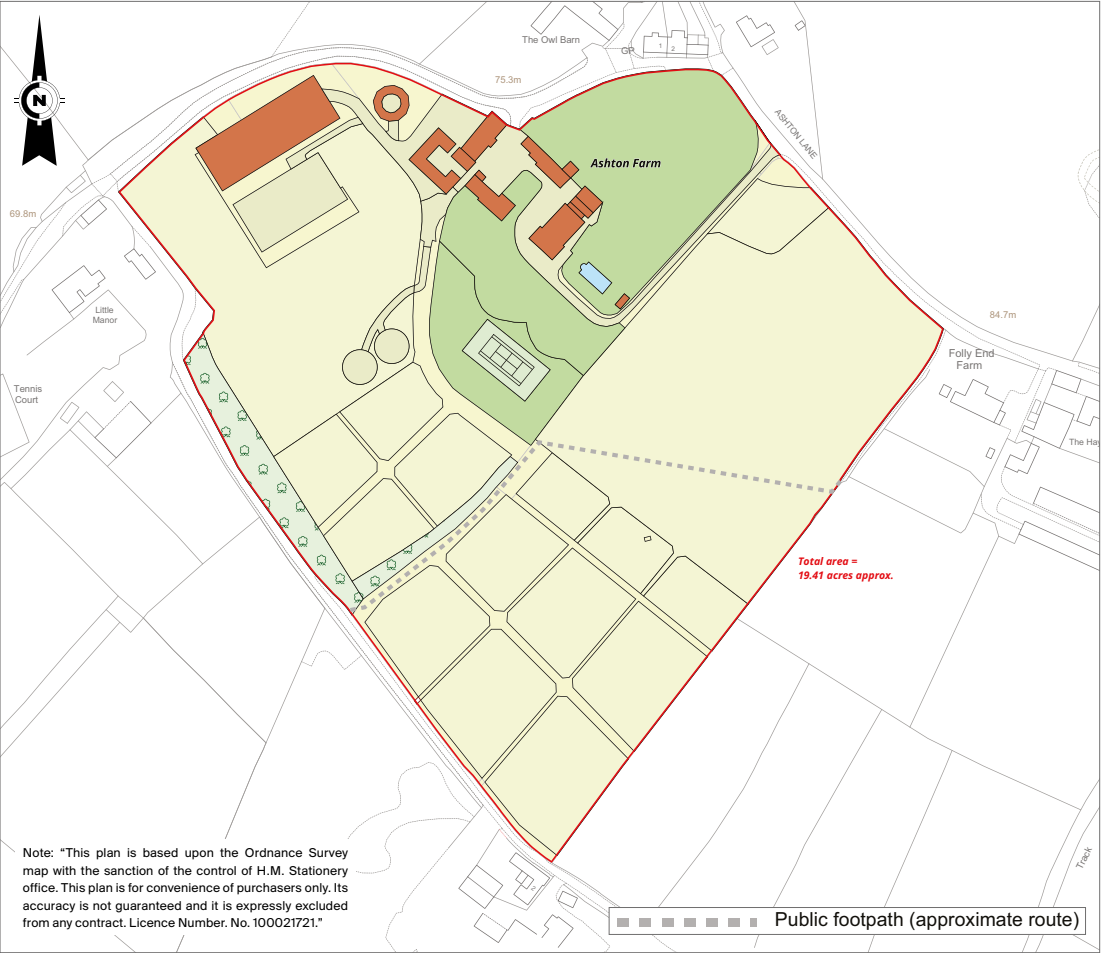
Groom's Barn

At the bottom of the driveway there is a barn which is divided into a large gym with a WC (which could alternatively be used as a study or a games room) and separate accommodation consisting of an open plan kitchen living area on the ground floor and a mezzanine bedroom suitable for guests or staff accommodation.

Cottage

There is further accommodation in the form of a two-bedroom cottage with a sitting room and kitchen. There is also a WC and a separate bathroom.





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 May 2025. Photographs and videos dated September 2024.

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Old Barn

The property also includes an attractive, old timbered barn which could be used for entertaining and/or storage.

Services

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

Directions (SO32 1FR)

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.



