

# VENTHAMS

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PETERSFIELD, HAMPSHIRE







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Petersfield 4.3 miles (London Waterloo from 60 minutes) | Winchester 16 miles | London 61 miles | Southampton Airport 33 miles  
London Heathrow 49 miles | London Gatwick 51 miles  
(All distances and times are approximate)

*‘A beautiful mixed farm in the heart of Hampshire with an unlisted period house, a range of commercial and agricultural buildings and natural capital and sporting potential’*

**Lot 1** - Unlisted 10 bedroom period house with extensive gardens and stunning views of the South Downs National Park  
Unlisted stable yard complex suitable for a variety of uses | In all about 16.68 acres

**Lot 2** - Approximately 506 acres of productive arable land with approximately 198 acres of woodland and 17 acres of pasture | Modern grain storage facilities | Significant sporting potential

**Lot 3** - A range of commercial buildings with separate access generating significant income

**In all about 745.13 acres**

**For sale as a whole or in 3 lots**

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact  
Your attention is drawn to the Important Notice on the last page of the brochure.

## SITUATION

Venthams is enviably situated in an elevated position within the Hampshire South Downs National Park. To the west of the lively market town of Petersfield and within striking distance of London, it commands spectacular views over open countryside, whilst being well located for the Georgian market town of Alresford and the historic cathedral city of Winchester.

Rapid communications to London are the A3 and railway at Petersfield (3.7 miles) and rail links at Alton and Winchester. Fishing is available on the well-known rivers of the Itchen and the Test; the beaches of the south coast at Chichester are within easy driving distance with sailing on the south coast, the Solent and the Hamble. The nearby Goodwood Motor Circuit hosts world famous events such as the Goodwood Revival and the Festival of Speed.

## HISTORY

Originally part of the Basing Park estate (owned by the Nicholsons of London Gin fame), Venthams has been farmed by the current owners' family since 1909.

Venthams Farmhouse is believed to have been built around a much smaller Tudor house that stood on this site for centuries. It was considerably extended by the Nicholsons around 1890 in the fashionable Arts and Crafts Lutyens style, and again by the Baxendales in the 1920's.

Of vernacular brick and flint construction, period craftsmanship features include the English oak and walnut wood staircase, and panelling. At the time the house was enlarged, Froxfield was central to the Arts and Crafts Council including the furniture workshops of Geoffrey Lupton and his famous apprentice Arthur Barnsley.



## LOT 1: VENTHAMS FARMHOUSE (16.68 ACRES)

Venthams Farmhouse is an elegant unlisted period property set in a commanding position with stunning views over its own pastures and beyond.

Extending to over 7,000 sq ft across four floors, the farmhouse provides flexible accommodation ideal for entertaining and family living. Whilst requiring some modernisation, being unlisted it has remarkable potential. The ground floor with largely original wooden flooring features an impressive entrance hall leading into a spacious central hall with a striking wooden staircase and panelling. From this hall, three generous reception rooms have open fireplaces, being the dining and drawing rooms, and family room.

In addition are the kitchen, study and domestic spaces which have huge potential to be combined to create a large family kitchen. The 10 bedrooms provide ample space for guests or multi-generational living. The cellar includes a wine cellar and laundry room as well as practical storage.

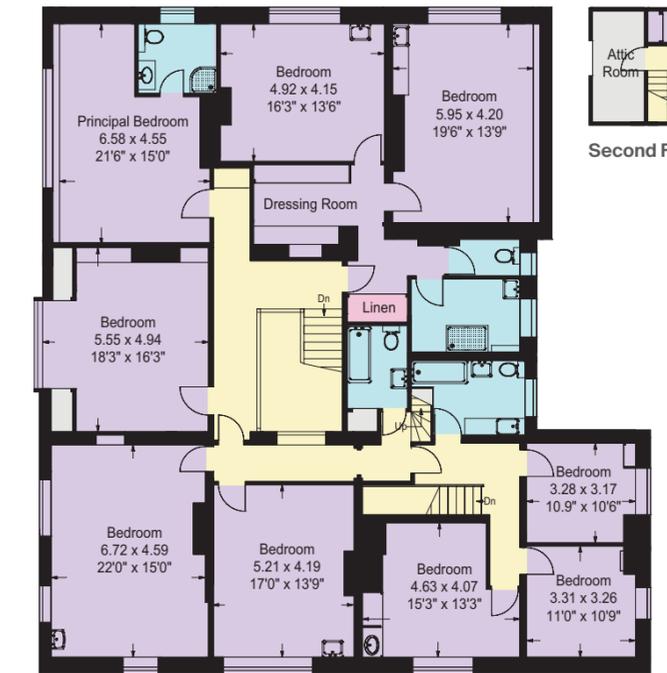
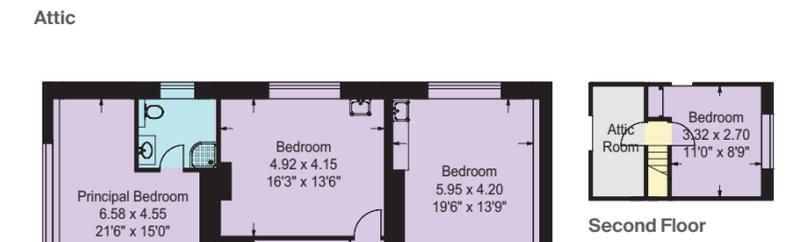
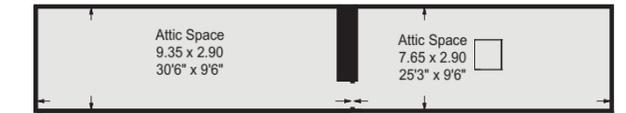
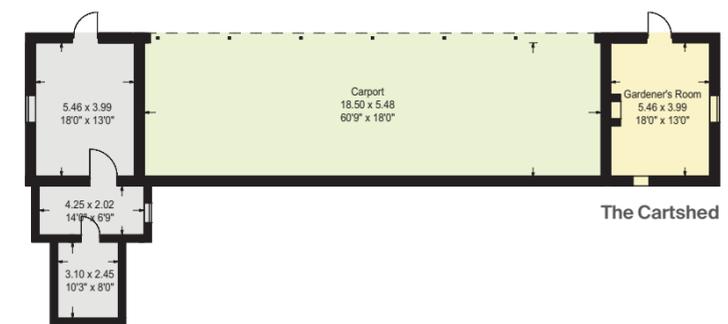
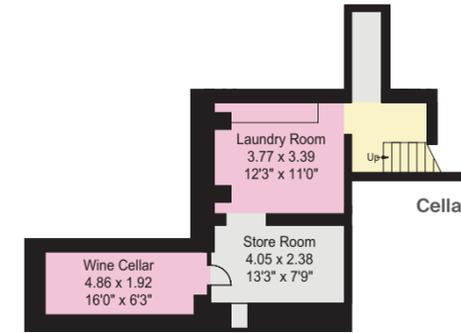
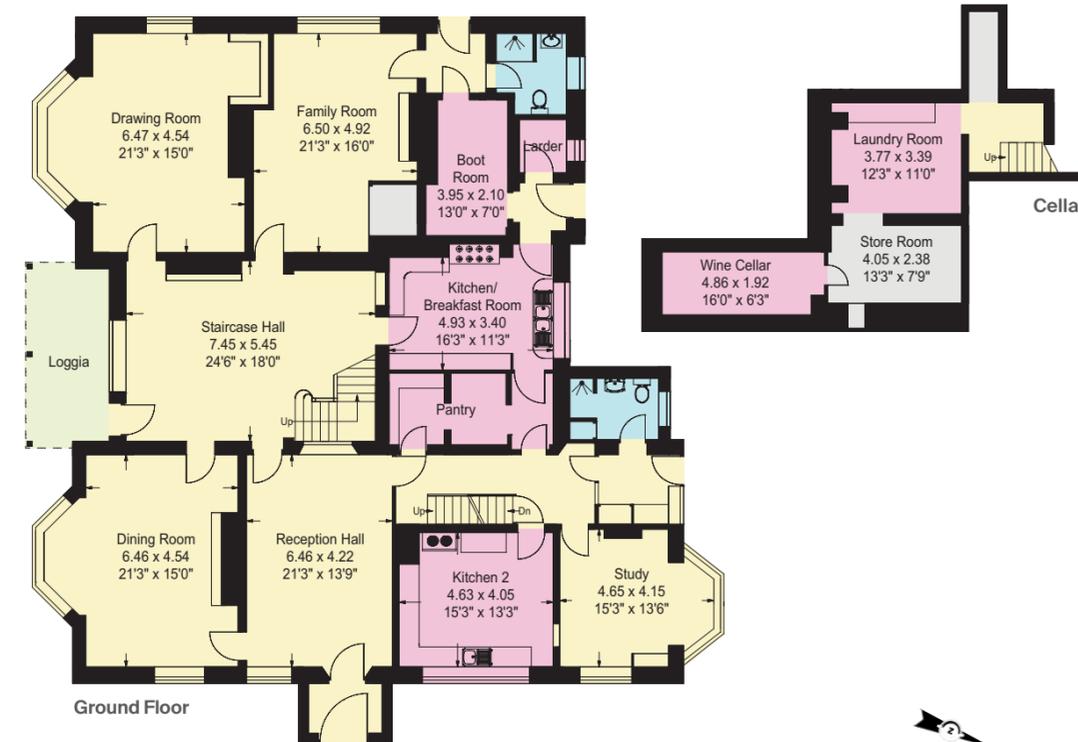
The glorious gardens and grounds are immaculately maintained with specimen trees and shrubs, herbaceous borders and lawns contained by a ha-ha and yew hedges, a highlight being the decorative pond leading the eye to breath-taking, far-reaching views visible from the house.







## FARMHOUSE FLOOR PLAN

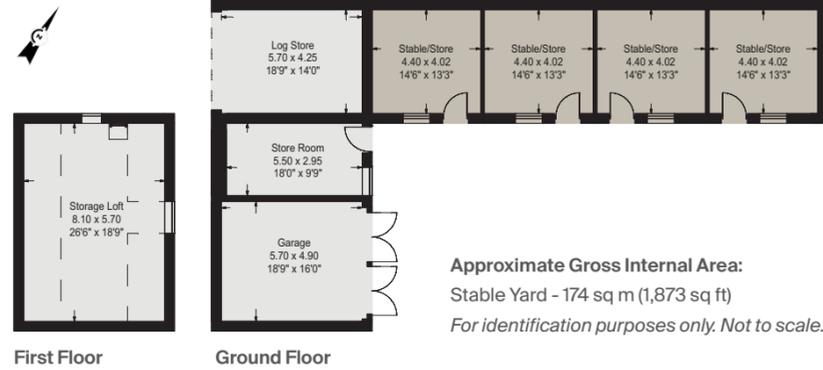


**Approximate Gross Internal Area:**  
 House - 673 sq m (7,244 sq ft)  
 Attic - 52 sq m (560 sq ft)  
 Carport Stores (exc open Carport) - 66 sq m (710 sq ft)  
**Total (inc Commercial Buildings & Stable Yard) - 1,856 sq m (19,998 sq ft)**  
*For identification purposes only. Not to scale.*



## STABLES AND COVERED YARD

The yard comprises a series of unlisted period brick and flint buildings; the garage, former stables and tack room; a covered yard / machine store that could become a manège; a cart-shed (used as a car port), which also houses a beaters' kitchen room and game larder/slucice. Some parts are let on commercial terms and the buildings have considerable scope for other uses subject to planning consent.



Ground Floor



## LOT 2: THE LAND (722.70 ACRES)

Venthams' land is diverse with a perfect mix of productive arable land interspersed with undulating extensive mature woodland. The arable land extends to approximately 506 acres which is predominantly Grade 3. A range of combinable crops are grown, currently farmed through a contract farming agreement. The farm is entered into a Countryside Stewardship Scheme as well as the Sustainable Farming Incentive (details are available on request).

To the south of the house, ideally located in the middle of the farm, is a new grain store built in 2022 with a capacity for approximately 400 tonnes, with an adjacent multipurpose building and a further let commercial unit.

Across the estate there is an abundance of wildlife, which has been further enhanced by the planting of wildflowers in several locations.



Staple Ash Grain Store and Buildings



## SPORTING

The estate's topography lends itself perfectly to shooting, with undulating land and plenty of cover. With around 198 acres of woodland for release-pens and some steep valleys, high birds are a feature of drives The Great Hangar and Will Guy's.

Immediately adjacent to the internationally renowned Bereleigh shooting estate, the current owners ran a highly successful mixed driven shoot for 40 years until 2022, with bags averaging 165-180 pheasant and partridge. There are also stalking opportunities for Roe and Muntjac.



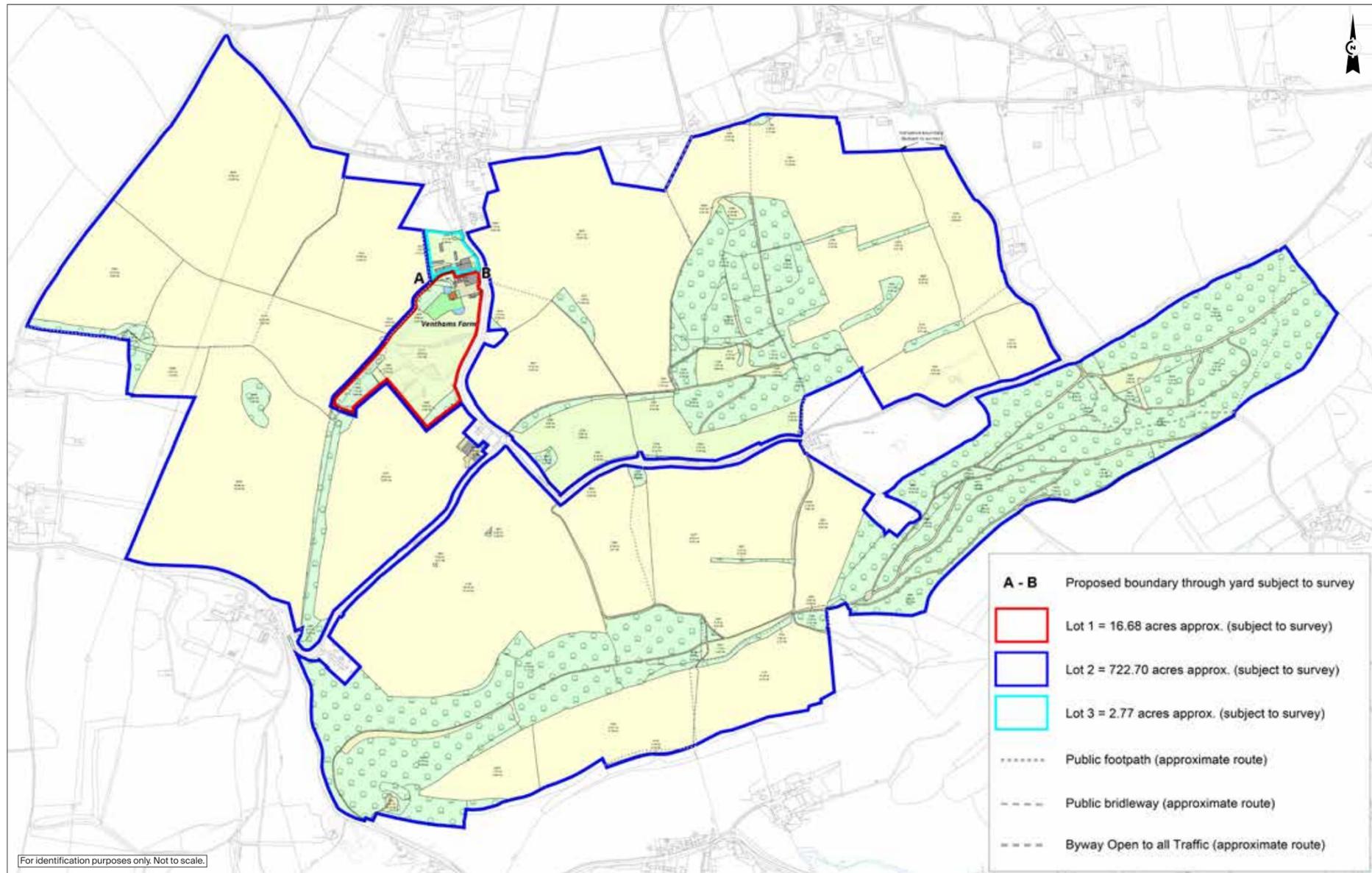
### LOT 3: COMMERCIAL BUILDINGS (2.77 ACRES)

To the north of the house and yard are a range of former farm buildings that have been converted into let commercial units with a separate entrance off the lane and ample parking. They generate a significant income, a schedule of which is available upon request.

Beyond the units is the old rearing paddocks which may have long term development potential. There is an overage clause on this area. Further details at the back of the brochure.



# BOUNDARY PLAN



# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The property is offered for sale freehold as a whole or in 3 lots with vacant possession by private treaty.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are public footpaths and a bridleway across the property.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

## SERVICES

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

## FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

## COUNCIL TAX BAND AND EPC RATING

Property	Council Tax Band	EPC
Venthams Farmhouse	H	E

## LOCAL AUTHORITY

East Hampshire

## VIEWINGS

Strictly by Appointment with Knight Frank.

## OVERAGE CLAUSE

There is an overage clause on the commercial units and field to the north of the covered yard which extends to approximately 2.75 acres. The clause is to cover any uplift in value for residential development with the vendor retaining 25% of the uplift for a 30 year period from completion.

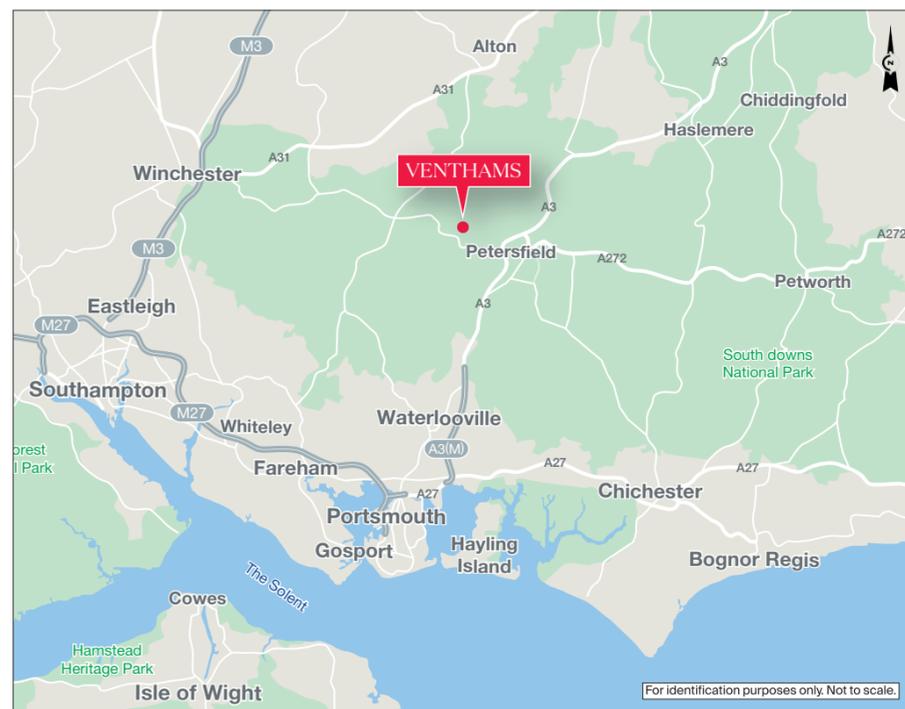
## VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

## DIRECTIONS

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What3words - ///lasts.indulgent.cooks



Viewing strictly by appointment only. Please contact the selling agents:

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