



# ASHTON FARM

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BISHOP'S WALTHAM, HAMPSHIRE





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ASHTON LANE, BISHOP'S WALTHAM, HAMPSHIRE, SO32 1FR

Bishop's Waltham 1.5 miles, M3 8.7 miles, Southampton 10 miles, Winchester 10 miles (London Waterloo from 60 minutes), Portsmouth 12 miles, M27 14 miles (All distances and times are approximate)

*A beautifully appointed country house with two cottages, outbuildings, exceptional grounds and equestrian facilities.*

**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)

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

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

**Outbuildings:** Barn | Stable yard with eight loose boxes | Indoor school | Gardener's room | Store rooms

**Grounds:** Landscaped gardens | Swimming pool | Tennis court | Outdoor arena | Paddocks | Pasture | Woodland

In all approximately 19.41 acres

**savills**

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SITUATION



## SITUATION

Situated on the edge of the Meon Valley, only 1.5 miles from the centre of the thriving small country market town of Bishop's Waltham which has several restaurants, pub, café, 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 (10 miles).

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

There are some excellent schools in the area, Winchester College, St Swithun's, Prince's Mead, Pilgrims and Twyford and Peter Symonds Sixth Form College, with Bedales and Chichester's College towards Petersfield.

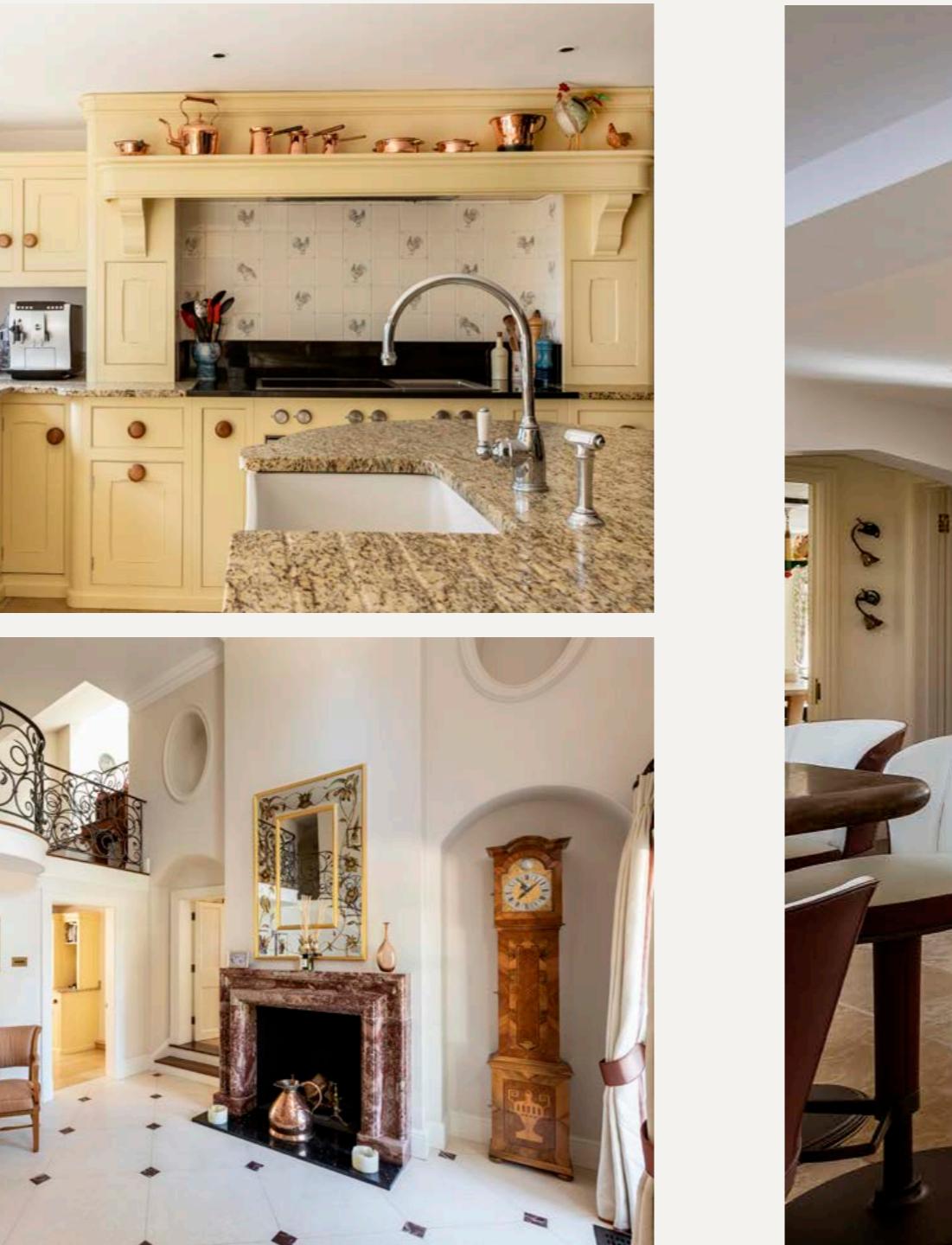
The surrounding countryside of the South Downs National Park is ideal for riding, cycling and walking. There is also fishing on the River Itchen, as well as golf courses nearby.



## SITTING ROOM



8



9

## KITCHEN



9



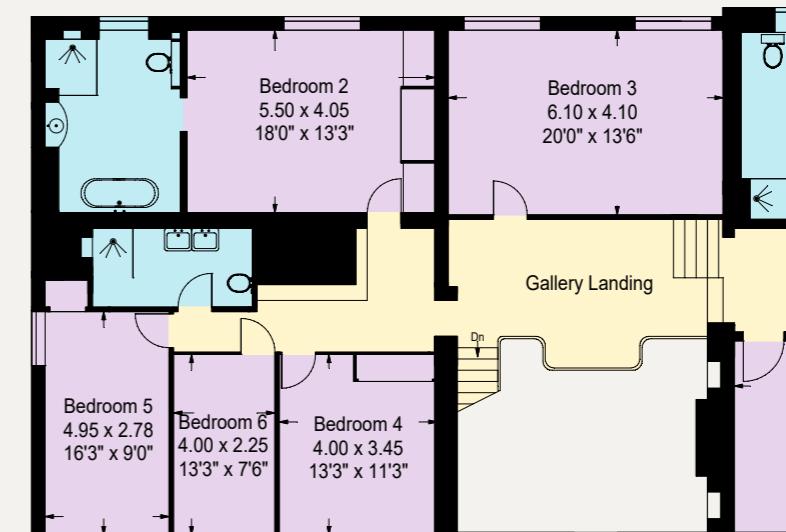


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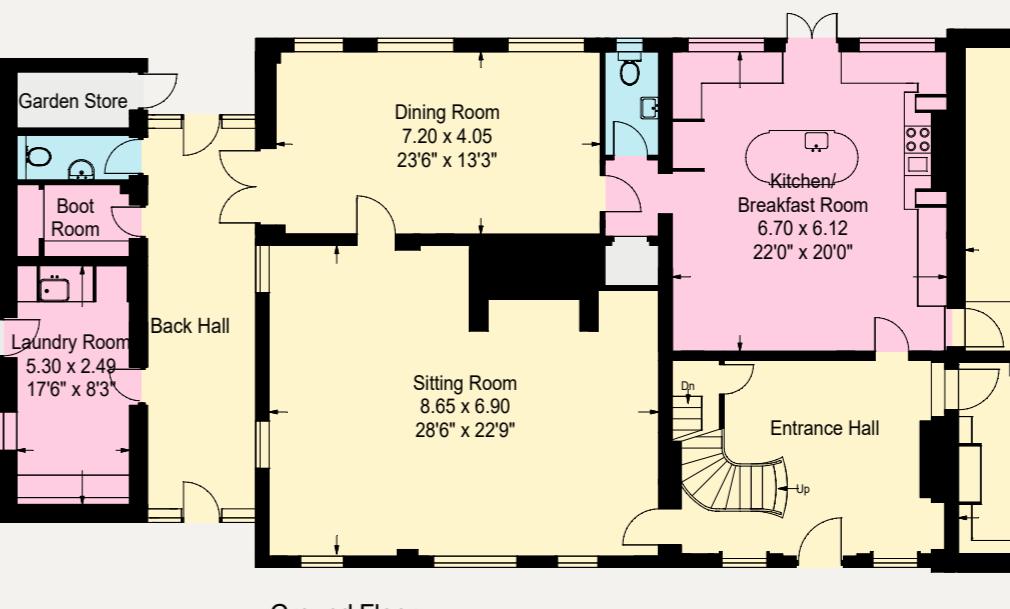
Approximate Gross Internal Area:

House: 550sq.m. / 5920sq.ft.  
Total: 1275sq.m. / 13724sq.ft.

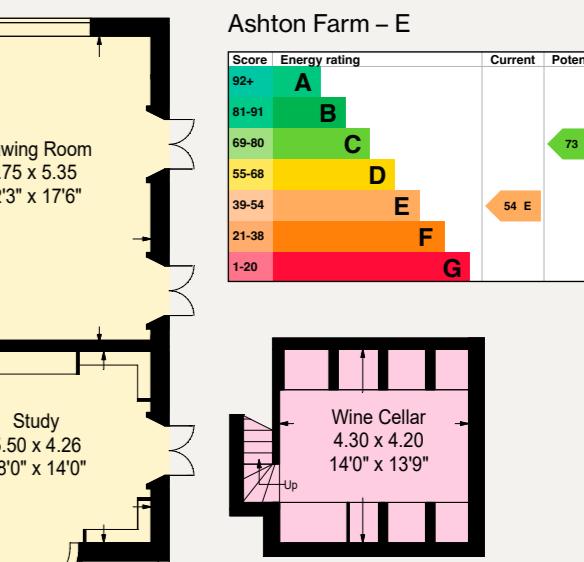
For identification only. Not to scale. Not all buildings are shown in actual location/orientation.



First Floor



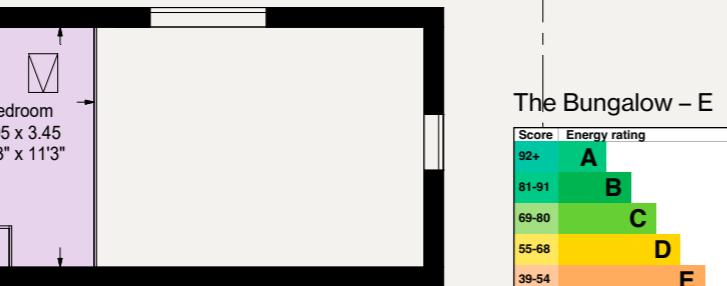
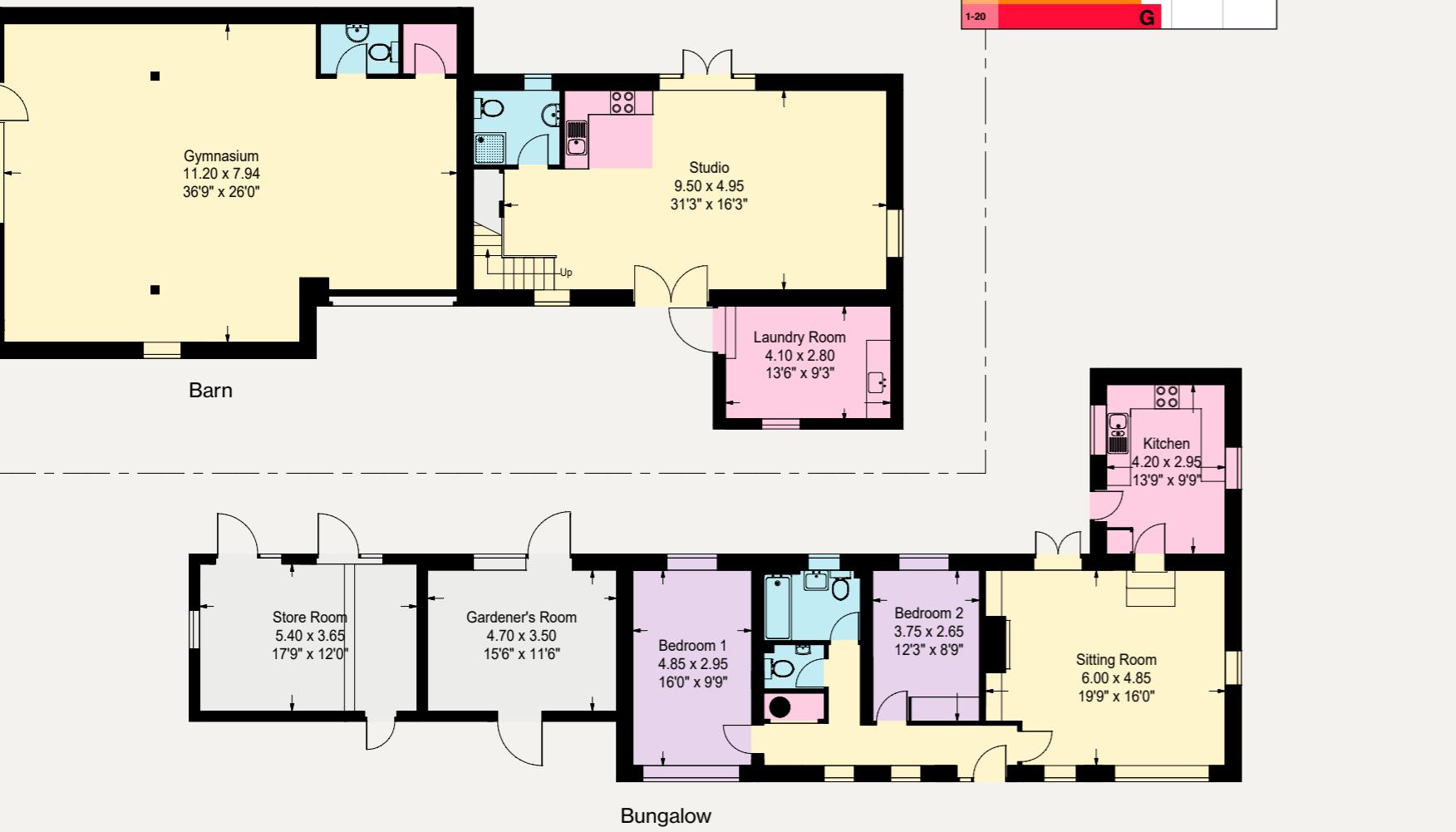
Ground Floor



Cellar

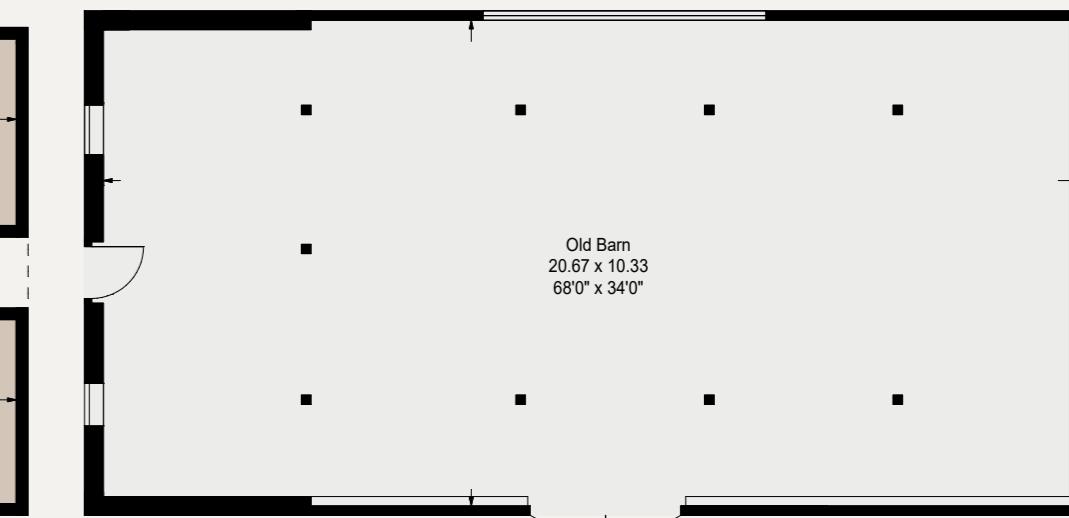
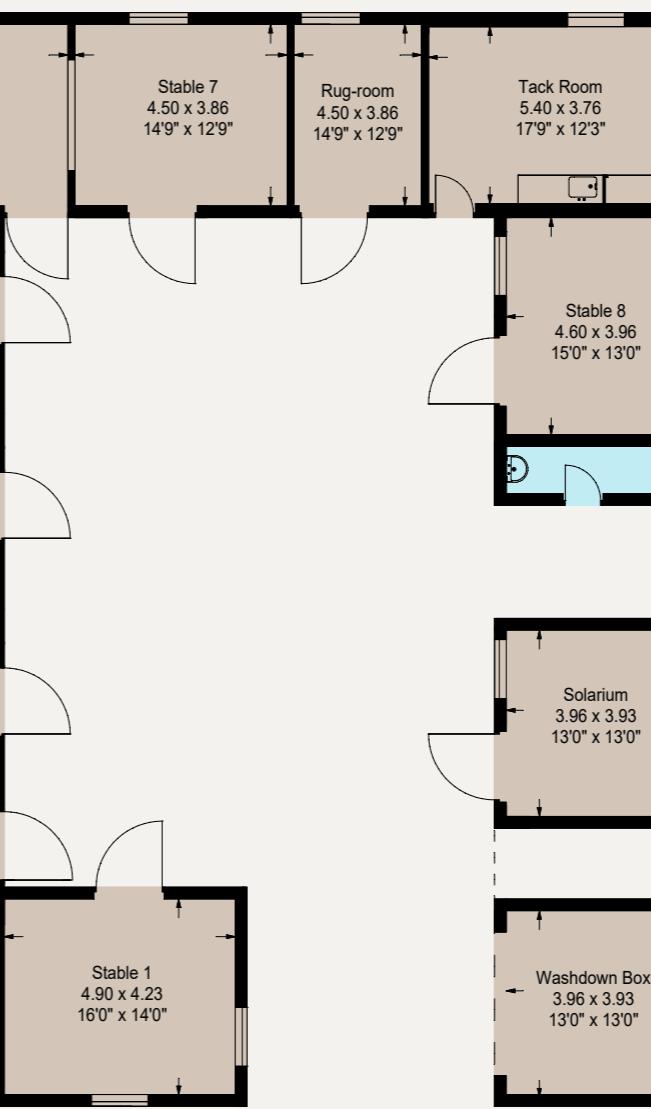
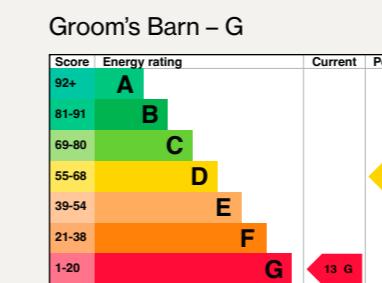
Bungalow: 125sq.m. / 1346sq.ft.  
Barn & Gym: 166sq.m. / 1787sq.ft.

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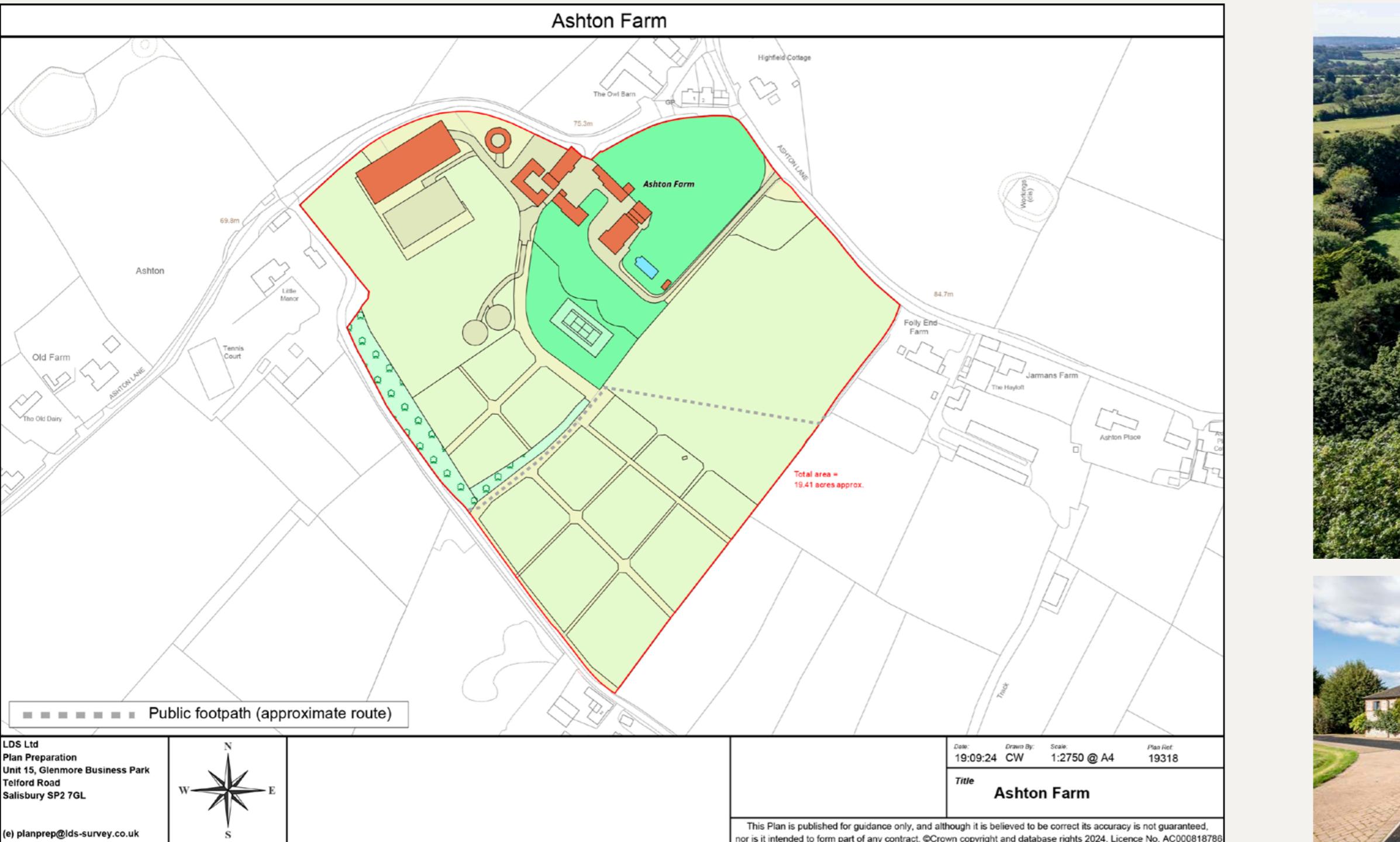
sq.ft.

to  
be shown  
in.









# Property Information

**Tenure:**  
Freehold

**Directions (SO321FT):**  
What3Words: //Entrust.leatherspanake

**Services:**  
Mains water, electricity, central oil heating and private drainage.

**Local Authority:**  
Hampshire County Council

**Council Tax:**  
Ashton Farm – Band H  
The Burgalow – Band C

**EPC Ratings:**  
Ashton Farm – E  
Groom's Barn – G  
The Burgalow – E

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