



ASHTON FARM

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



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SITUATION



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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, 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 (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 Churcher'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.





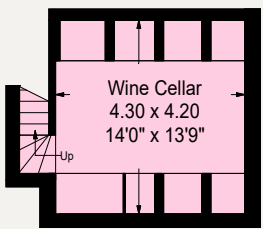
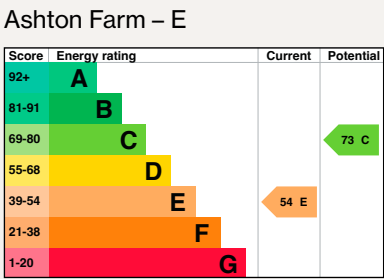
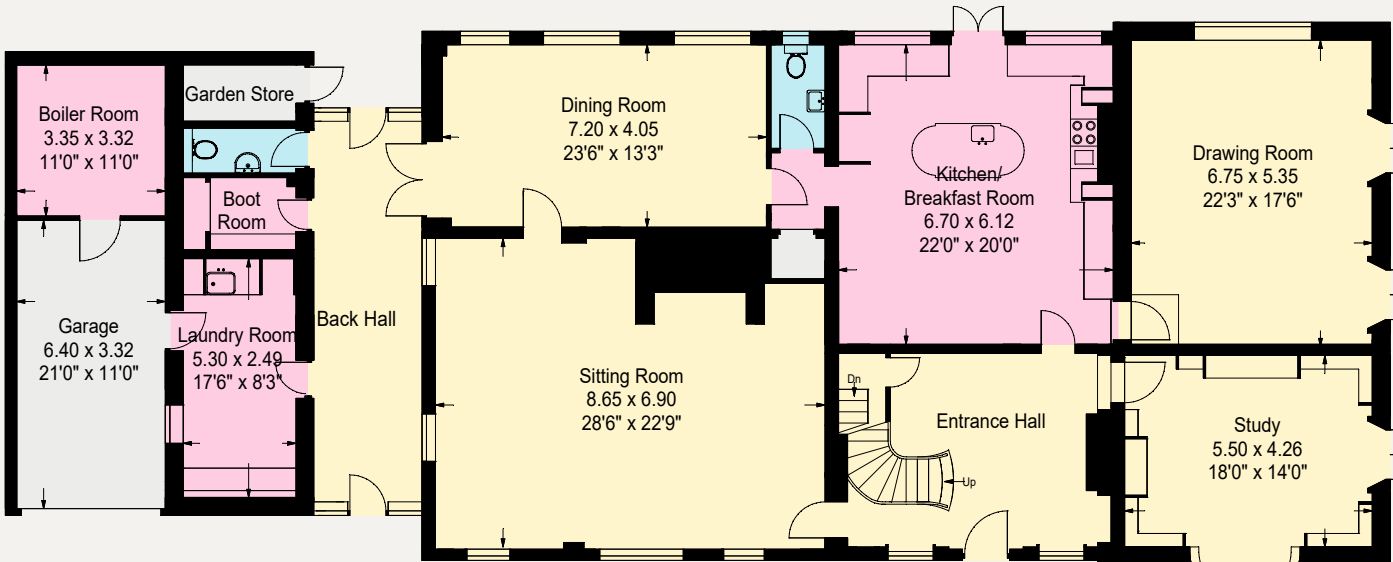
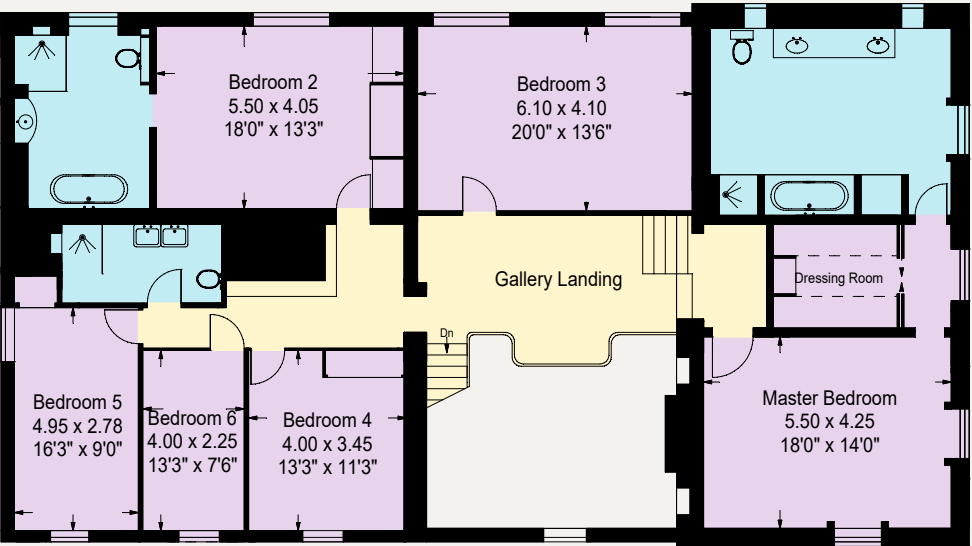




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Approximate Gross Internal Area:
House: 550sq.m. / 5920sq.ft.
Total: 1275sq.m. / 13724sq.ft.

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



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

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scale. Not all buildings are shown
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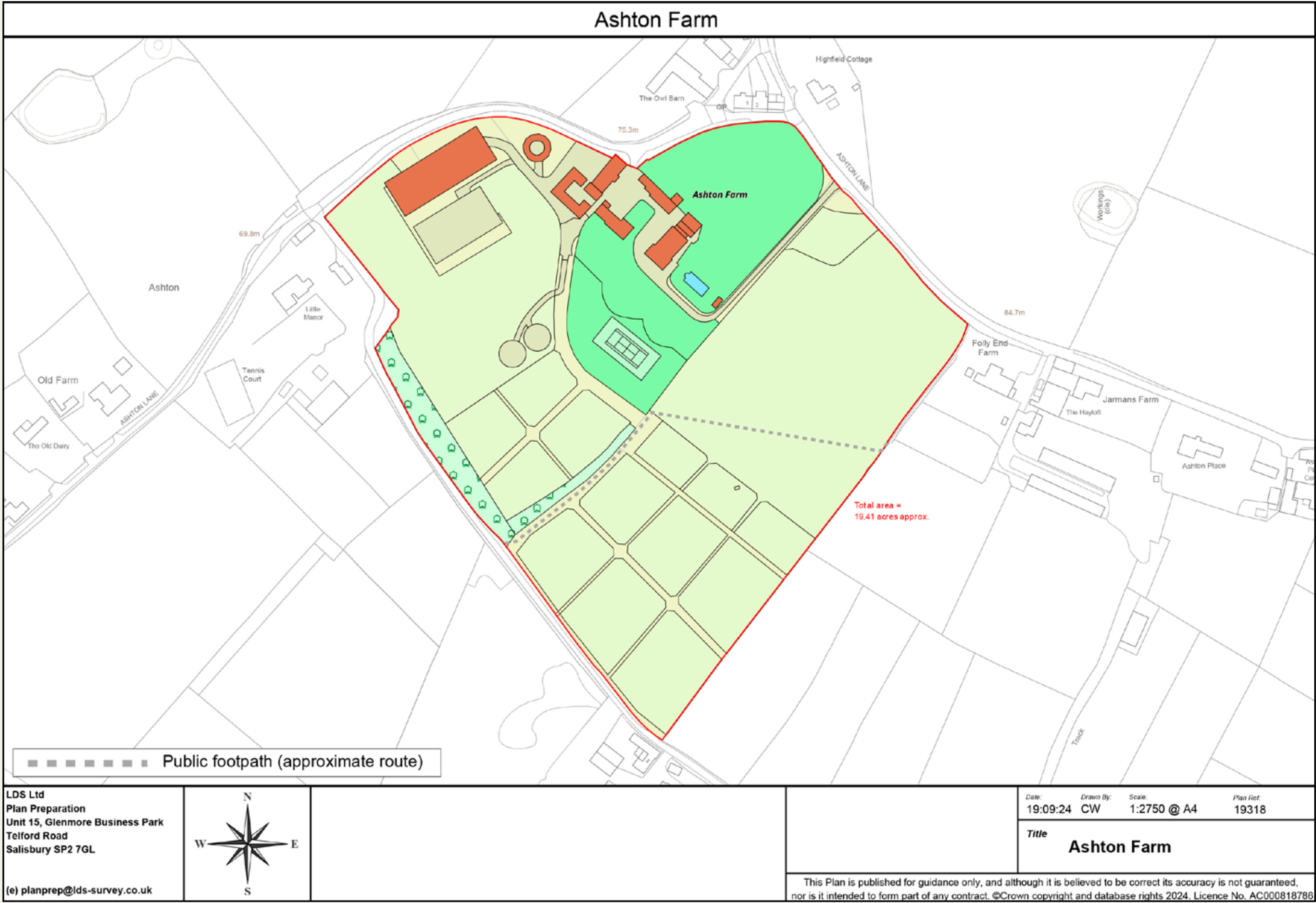
Old Barn: 211sq.m. / 2271sq.ft.
Stables: 223sq.m. / 2400sq.ft.

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Property Information

Tenure:
Freehold

Directions (SO32 1FT):
What3Words: ///Entrust.leathers.pancake

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

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



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