



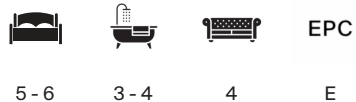
CRITCHELLS FARM HOUSE

Lockerley, Nr Romsey



CRITCHELLS FARM HOUSE LOCKERLEY

A Grade II listed farmhouse dating from the 17th century with historic outbuildings set in about 2.32 acres and with views over the surrounding countryside.



Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,750,000



This charming Grade II listed property occupies an idyllic semi rural position, sitting centrally within its plot. The house is surrounded by beautifully maintained, level lawned gardens interspersed with mature trees and a traditional orchard, creating a setting of both privacy and rural tranquillity. To the eastern edge of the grounds lies a hard tennis court, while to the rear of the house a generous terrace with pergola provides an ideal space for outdoor dining and entertaining.

The approach to the property is via a drive leading to a large gravel parking area and the barn. A pedestrian gate and stone pathway guide visitors to the front door and continue around to the south facing terrace, offering attractive views across the grounds. The balance between house, gardens and outbuildings gives the property an especially pleasing sense of proportion.

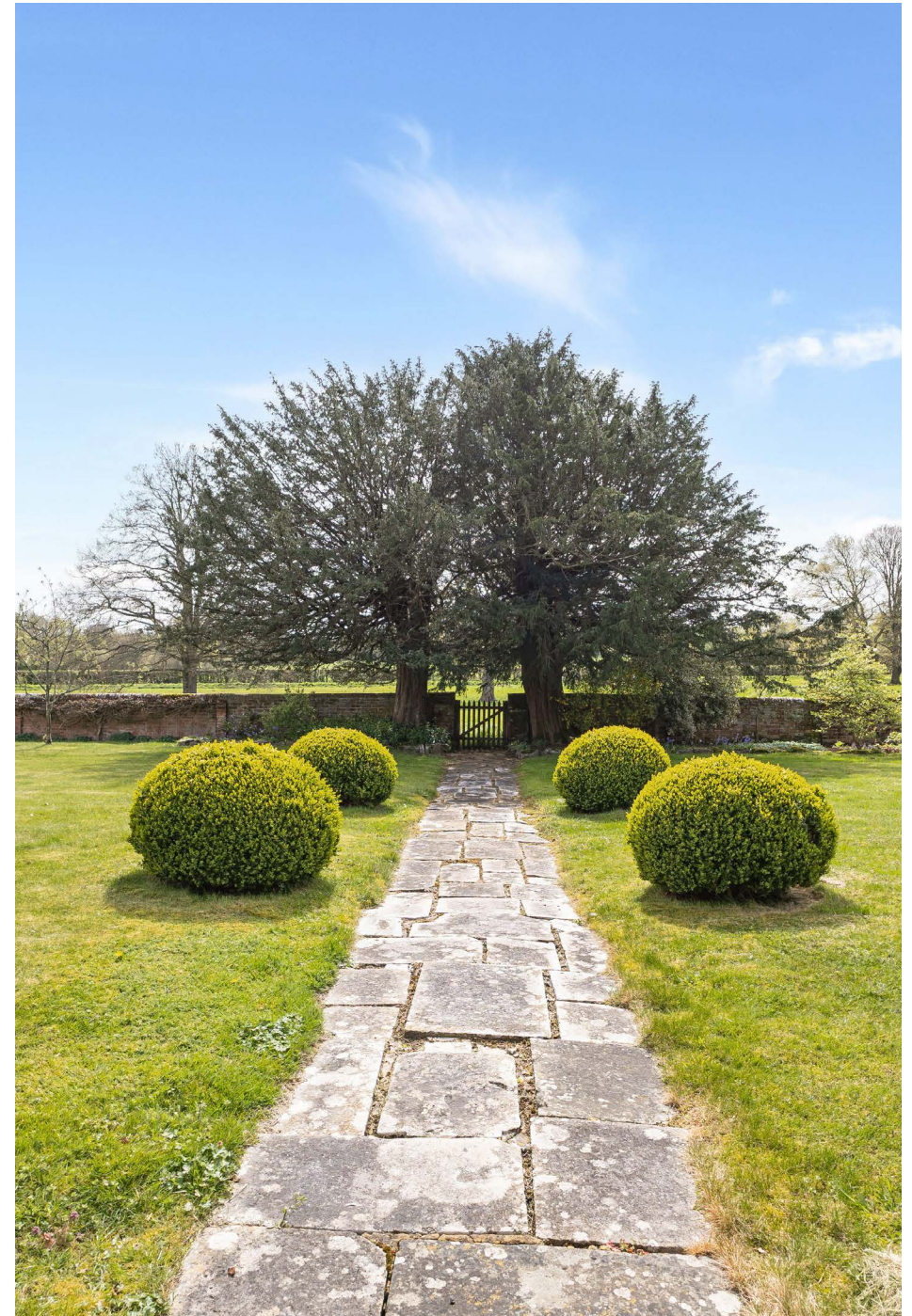




Internally, the accommodation retains a wealth of period character. The entrance hall features stone flooring and a woodburner set within a brick fireplace, creating a warm and welcoming first impression. The sitting room has exposed beams and an open fire, ideal for both everyday living and more formal entertaining. The farmhouse style kitchen/breakfast room has Shaker style units, exposed beams and space for a large range style cooker. The dining room is finished with quarry tiled flooring and provides an inviting setting for meals and gatherings. The remainder of the ground floor is made up of a study, shower room and utility room.

On the first floor, the principal bedroom benefits from a dressing room and en suite bathroom, while the guest bedroom includes a wash hand basin. There are three further bedrooms served with a family bathroom.

The property is complemented by an excellent range of outbuildings. These include a large Grade II listed barn, a listed granary standing on staddle stones, and a double electric garage with adjoining workshop and with studio accommodation above (including a kitchen and bathroom), offering scope for a variety of uses subject to any necessary consents.







LOCATION

Critchells Farm House is located in the village of Lockerley within the Test Valley and a stones throw from The New Forest, a national park of more than 220 square miles of semi-wild heathland. Lockerley is located around four village greens with Critchells Green being central to them. All these greens and the village facilities which include a shop, garage, primary school and two churches are within walking distance of the house. A wider range of retail amenities can be found at nearby Romsey, with further facilities in Winchester, Salisbury, Southampton and Stockbridge. The beautiful surrounding countryside encompasses the River Dun has excellent fishing, which combined with nearby walks and rides, offers an idyllic country lifestyle. Local schools include Embley School, Lockerley CoE Primary School, The Romsey School, Farleigh, Stroud, Godolpin, Chafyn Grove and senior schools include Winchester College, St Swithun's School for Girls, South Wilts, Bishops Wordsworth, Sherborne. Communications in the area are excellent with access on to the M27 heading east and connecting with the A34 to the Midlands and M3 to London. There are local railway stations at Mottisfont and Romsey and direct access to London from Winchester, Southampton Parkway and Salisbury stations. Romsey has a service to the west to Bath, Bristol and on to Cardiff.

Services: Mains water and electricity. Private drainage (septic tank)

Heating: oil fired in main house. Electric for garage and studio.

Post Code: SO51 QJD

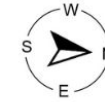
Location: <https://what3words.com/workbench.flown.elevated>

Access to the property is via Right of Way over common land.

Supply of metered water to cattle trough from staddle stone area. The cost is not the responsibility of Critchells Farm House.



Approximate Floor Area = 288.3 sq m / 3103 sq ft
 Annexe = 106.7 sq m / 1148 sq ft
 Outbuildings = 183.5 sq m / 1975 sq ft (Excluding Shed)
 Total = 578.5 sq m / 6226 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106502

(Including Basement / Loft Room)
 Approximate Gross Internal Area = 281.77 - 571.91 sq m / 3,033 - 6,156 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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