



Abbots Barton Farmhouse

Abbots Barton Winchester Hampshire





A generous country home on the periphery of Winchester City Centre

Abbotts Barton Farmhouse offers a rare opportunity to acquire an exceptional country house and adjoining cottage set in stunning grounds, all within easy reach of Winchester City Centre and major transport links.

The house sits in around 1.2 acres with features and proportions usually found in homes more secluded. The house offers 5 very well sized double bedrooms all kept at a very high standard whilst retaining the characteristics which give this property unique positioning in the market.

Main House

Elegant reception dining hall, panelled drawing room, kitchen/breakfast room, study, family room, utility, pantry and cellar. Five bedrooms, including a principal bedroom with adjacent bathroom and family bathroom

Adjoining Cottage

Self-contained living room, kitchen/breakfast room, cellar, cloakroom, two bedrooms and family bathroom

The Grounds

Approximately 1.2 acres of principally walled gardens, with a small orchard, Dovecot, Alitex greenhouse, flint and stone double garage with workshop

Connectivity

Winchester Railway Station 0.5 miles
London Waterloo within 60 minutes
Southampton Airport 13 miles



Characterful home blending heritage and modern living

The house flows fantastically well with a panelled drawing room to the left and moving through the reception/dining hall with walled garden access, to an expansive kitchen overlooking the beautiful garden. Beyond this is a further large living room, creating a natural flow ideal for both family life and entertaining.

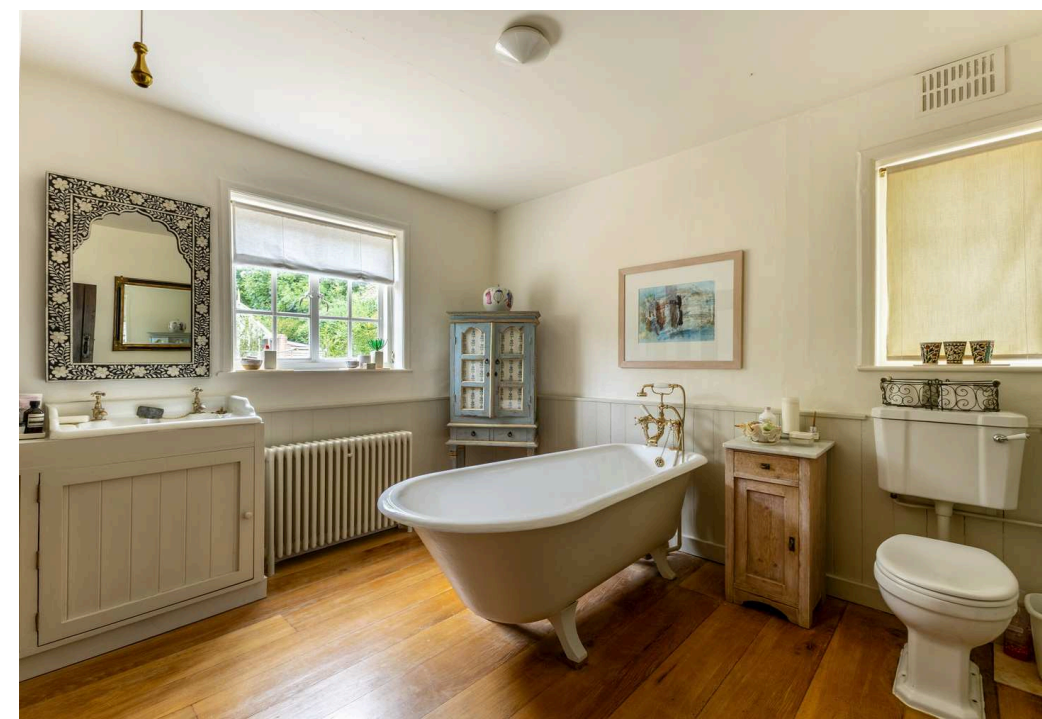
Upstairs reiterates some of the characteristics that uniquely define the property including magnificent exposed beams and attractive fireplaces. The versatility of the space means there is no compromise on quality of living for a family or for entertaining guests whilst blending original elegance with modern living.













A charming self-contained cottage

Adjoining Abbotts Barton Farmhouse, the cottage provides flexible, self-contained accommodation with the option of access directly from the farmhouse or via its own private entrance. Currently utilised as part of the main house, it could readily be separated to create a fully independent annexe.

The cottage has been renovated to the same exceptional standard as the principal living accommodation and comprises a charming kitchen/dining room with a flagstone floor, a separate sitting room with a beautiful stone fireplace and direct access to the rear garden. Upstairs are two generous double bedrooms and a family bathroom, while a large cellar provides valuable additional space.







Magnificent mature grounds with walled gardens and orchard

The well established grounds have been designed and landscaped to offer secluded and elegant entertaining spaces. They remain manageable in size whilst ensuring security and privacy. The grounds include a superb walled garden with mature herbaceous borders to the front of the house, a cherry tree lined driveway abutting a small orchard, a herb/kitchen garden with workshop, an attractive fruit and vegetable garden to the rear of the property leading onto an Alitex greenhouse.

A bespoke architecturally designed stone and flint double garage with workshop, built for classic car storage, but equally ideal as dry storage or potential gym space. In addition there is a pretty brick and flint dovecot which adds further charm and doubles as a wood store.







PROPERTY INFORMATION

Asking Price: £2,950,000

Tenure: Freehold

Services: All mains connected

Local authority: Winchester City Council

Council Tax band G (Farmhouse), Band E (Cottage)

Viewings: Strictly by appointment ONLY

Postcode: SO23 7HY

EPC
RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

Abbotts Barton Farmhouse, Abbotts Barton, Winchester

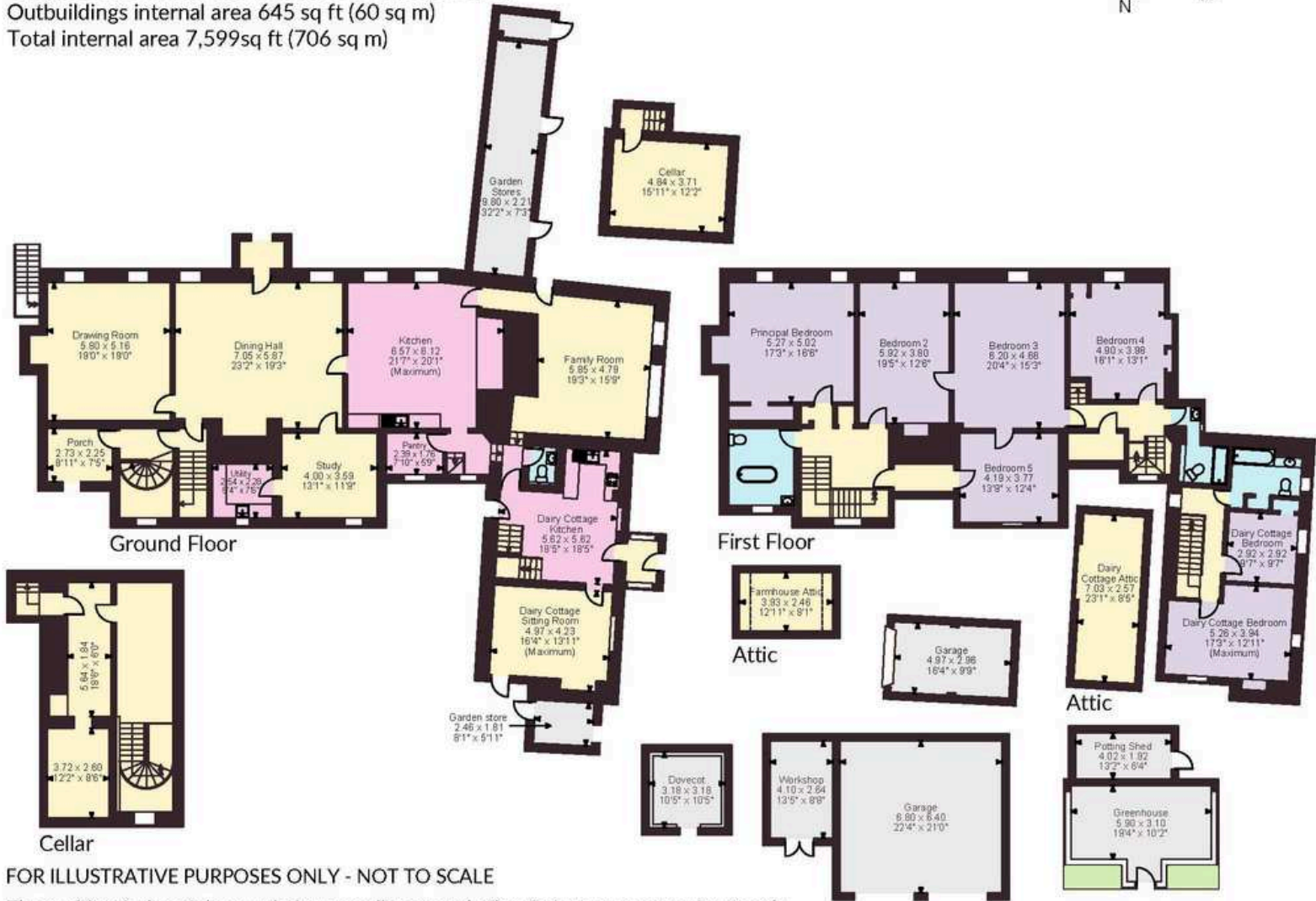
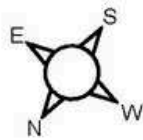
Main House internal area 6,254 sq ft (581 sq m)(Inc. Cottage)

Garage internal area 150 sq ft (14 sq m)

Garage & Workshop internal area 549 sq ft (51 sq m)

Outbuildings internal area 645 sq ft (60 sq m)

Total internal area 7,599sq ft (706 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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