

**Rowe
& Co.**

Allington Manor Farm Allington Lane, Fair Oak

Eastleigh

£2,900,000

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Allington Manor Farm, Allington Lane, Fair Oak, Hampshire.

A truly magnificent country residence of exceptional calibre, discreetly positioned behind electric gates within an idyllic rural setting and extending to approximately 9 acres of exquisitely landscaped gardens, rolling paddocks, and mature woodland. Masterfully designed and completed in 2024, this outstanding home represents the pinnacle of contemporary luxury living, combining striking architecture with an uncompromising specification throughout. Every detail has been carefully curated, from the bespoke Tom Howley kitchen and state-of-the-art Loxone smart home automation system to the underfloor heating.

Offering an impressive 8,321 sq ft of impeccably presented accommodation, the property delivers an extraordinary blend of scale, sophistication, and versatility. In addition to the principal residence, there is a beautifully appointed one-bedroom annexe and a separate two-bedroom detached lodge, creating the perfect environment for multi-generational living, guest accommodation, staff quarters, or lucrative ancillary income potential. Surrounded by its own private grounds and enjoying complete tranquillity, this exceptional estate provides a rare opportunity to acquire a residence of remarkable quality, prestige, and architectural excellence. A home of unrivalled luxury, designed for the most discerning of purchasers and offering an enviable lifestyle in a truly spectacular setting.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Allington Manor Farm, Allington Lane, Fair Oak, Hampshire.

Situated in the highly sought-after village of Fair Oak, just a short drive from the historic city of Winchester, this location offers an exceptional blend of rural charm and modern convenience. Fair Oak enjoys a strong sense of community and provides an excellent range of everyday amenities, including local shops, popular restaurants, highly regarded schools, and an extensive network of footpaths and bridleways that wind through the surrounding countryside and woodland.

Winchester can be reached in approximately 15 minutes by car and is renowned for its outstanding educational opportunities, including Winchester University and Winchester College, the oldest public school in the United Kingdom. The city also offers a vibrant mix of culture, history, shopping, dining, and leisure facilities. The area is superbly connected, with London, a choice of international airports, and the beaches of the south coast all within easy reach. Residents can also enjoy the natural beauty of the New Forest and the rolling landscapes of the South Downs National Park, both nearby.

- Approximate Plot of 9 Acres
- Secluded Countryside Position
- Detached Lodge & Annexe
- Luxury Finishings
- 8321 sqft Total Accommodation

INSIDE

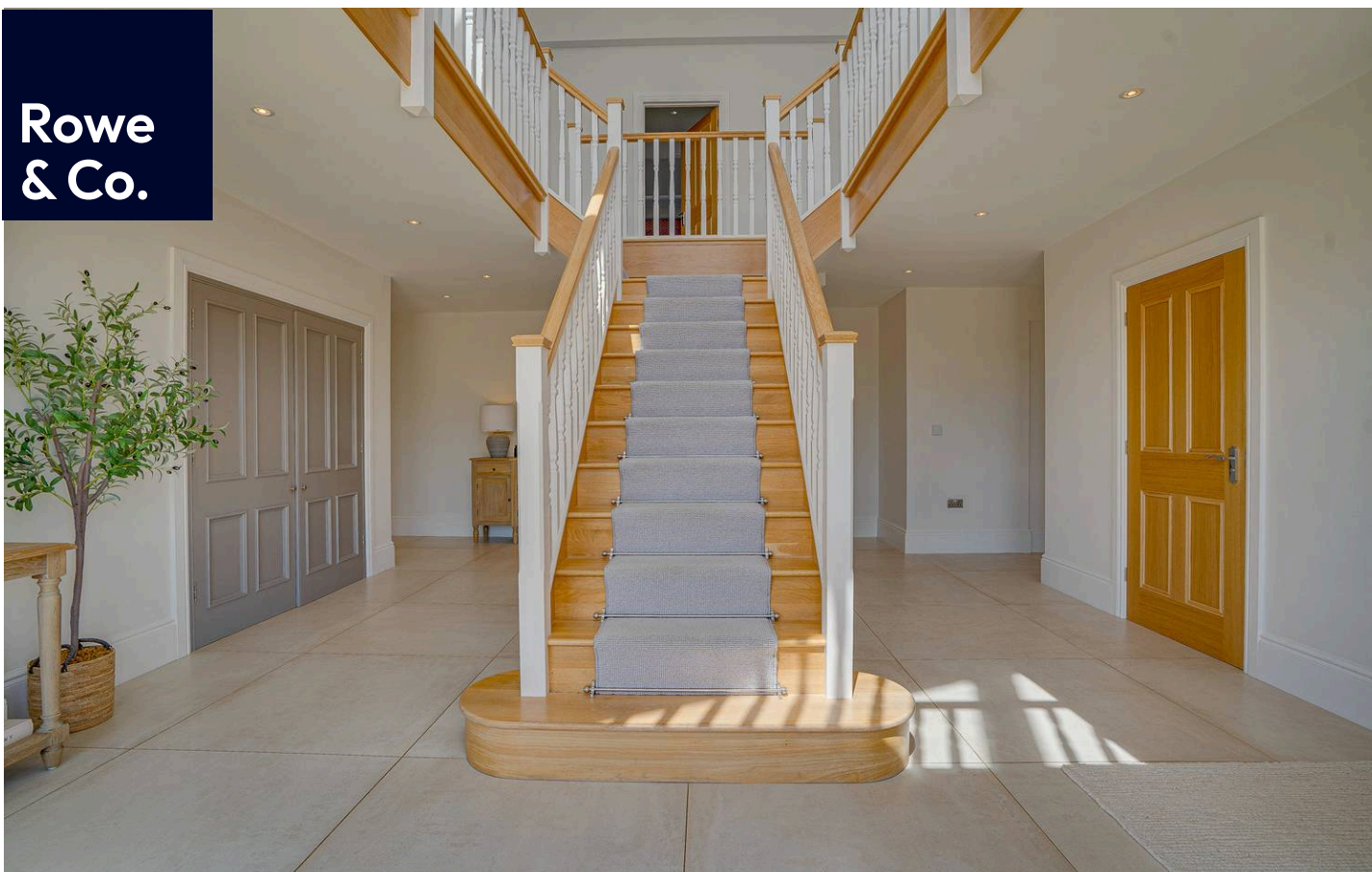
A truly breathtaking introduction to this exceptional residence, the grand reception hall immediately establishes the remarkable quality and scale on offer. At its heart, a magnificent handcrafted oak staircase rises elegantly to the first floor, creating a striking focal point and a sense of perfect symmetry. Beautifully finished with luxurious tiled flooring, the hall provides access to the principal reception rooms, a beautifully appointed cloakroom, and a substantial storage cupboard.



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To the rear, a further door offers internal access to the double garage, while a staircase leads to the self-contained annexe accommodation. Designed with entertaining in mind, the spectacular games and leisure room is a statement space of exceptional proportions. Framed by two sets of bi-folding doors opening onto the landscaped gardens, the room effortlessly blends indoor and outdoor living.

A bespoke fitted bar creates the ultimate setting for hosting family and friends, making this an outstanding social hub within the home. Overlooking the front grounds, the elegant study provides a tranquil and sophisticated workspace, perfectly suited to modern family living. The beautifully presented drawing room offers a more intimate setting in which to relax and unwind. A bespoke media wall provides a contemporary focal point, while bi-folding doors invite natural light to flood the space and create a seamless connection to the gardens beyond.

The well-appointed utility room combines practicality with style, featuring a comprehensive range of bespoke cabinetry, integrated storage solutions, an inset sink, and dedicated space for laundry appliances. Without question, the centrepiece of this extraordinary home is the magnificent open-plan kitchen, dining, and family room, extending to approximately 49 feet in length. Designed as the heart of the home, this remarkable space perfectly balances architectural drama with everyday comfort.



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Expansive bi-folding doors open onto both the side and rear terraces, while a stunning vaulted ceiling with full-height glazing creates an abundance of natural light. Exposed brick detailing and a striking wood-burning stove provide warmth and character, resulting in a living environment of exceptional elegance and charm.

The dining area occupies a central position, offering ample space for large-scale entertaining and family gatherings, while the bespoke kitchen is a masterpiece of design and craftsmanship. Expertly fitted by Tom Howley, it features an exquisite collection of handcrafted cabinetry, premium stone work surfaces, a Falcon range cooker, and an impressive central island with breakfast seating, creating a space as functional as it is beautiful.

Ascending to the first floor, the magnificent galleried landing provides a dramatic sense of arrival. Full-height windows frame views across the front aspect and flood the space with natural light, while thoughtfully integrated storage enhances practicality without compromising aesthetics.

The principal suite is nothing short of spectacular. Designed as a private sanctuary, it enjoys direct access to a secluded terrace where uninterrupted countryside views can be savoured in complete privacy.

A beautifully crafted dressing room provides an abundance of bespoke fitted wardrobes and cabinetry, while the sumptuous ensuite bathroom rivals that of a luxury boutique hotel.



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Featuring exquisite tiling, a freestanding bath, a walk-in rainfall shower, and premium fixtures throughout, it offers an indulgent retreat from everyday life. Four further double bedrooms continue the theme of exceptional quality and comfort, each benefiting from bespoke fitted wardrobes. Bedrooms two, three, and four enjoy luxurious en-suite facilities, while bedroom five is served by a beautifully appointed contemporary family bathroom finished to an equally exacting standard. Combining outstanding craftsmanship, exceptional proportions, and an uncompromising attention to detail throughout, this remarkable residence represents the very finest in modern luxury living.

ANNEXE

Occupying an enviable position above the garage on the eastern side of the property, and accessed via its own private staircase, this exceptional self-contained apartment offers stylish and versatile accommodation, ideal for guests, extended family, or independent living. Beautifully presented throughout, the apartment boasts a spacious 19ft double bedroom, a contemporary shower room, and a magnificent 23ft open-plan kitchen, dining, and living space, flooded with natural light and perfectly designed for modern living and entertaining.

The well-appointed kitchen features an attractive range of quality wall and base cabinetry, complemented by ample work surfaces, integrated storage, and a breakfast bar, creating a sophisticated yet practical focal point to the living area. The generous proportions and thoughtful layout combine to provide a wonderful sense of space, comfort, and privacy.



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THE LODGE

Positioned to the right-hand side of the property as you pass through the electric gated entrance, this exceptional detached two-bedroom lodge enjoys a private and beautifully considered setting. Externally, the residence is complemented by an elegant oak-framed car port with an adjoining store, providing both practicality and architectural charm. A generous raised decked seating terrace offers the perfect space for outdoor entertaining or quiet relaxation, overlooking a thoughtfully landscaped garden, carefully planted with a rich variety of mature shrubs and ornamental planting to create year-round colour and interest. Internally, the lodge is finished to a high standard throughout, offering a superb sense of light and space.

The accommodation comprises two well-proportioned bedrooms, including a stylish principal bedroom with contemporary en-suite shower room, alongside a beautifully appointed family bathroom. At the heart of the home lies the impressive 21 ft kitchen, dining and family room – a striking open-plan space designed for modern living.

The kitchen is fitted with an extensive range of sleek wall and base units with complementary work surfaces, integrated storage, and a central island providing both functionality and a natural focal point. The space easily accommodates a variety of freestanding furniture, creating a versatile and sociable environment ideal for both relaxed everyday living and sophisticated entertaining.

OUTSIDE

Approached via a sweeping gravel driveway behind impressive electric gates, the property immediately conveys a sense of exclusivity and grandeur. The expansive frontage provides access to the double garage, while a substantial carport is positioned alongside the lodge.



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Pedestrian access to the rear grounds is available from both sides of the residence. A beautifully crafted paved pathway leads to the principal entrance, framed by impeccably maintained landscaping. To one side, an elevated decked terrace offers an attractive space for relaxation, complemented by a further paved seating area designed to make the most of the surrounding views. The grounds have been thoughtfully landscaped to create a seamless blend of manicured lawns, mature planting, ornamental shrubs and established borders, delivering year-round interest and exceptional kerb appeal. Enhancing the property's versatility are a range of high-quality outbuildings, including a dedicated home office and a substantial workshop/store, ideally suited to both professional and recreational requirements.

The rear gardens continue the property's impressive presentation, featuring an elegant paved entertaining terrace ideal for al fresco dining and social gatherings. Expanses of pristine lawn are interspersed with carefully curated planting, creating a private and tranquil setting. Additional features include discreetly positioned solar panels and further vehicular parking facilities. Beyond the formal gardens, the estate unfolds into an extensive collection of fields and paddocks, offering outstanding equestrian, agricultural or lifestyle opportunities. These grounds benefit from their own private gated access, located approximately 100 metres from the main entrance, providing excellent practicality and independence. Beyond the paddocks lies a magnificent area of private woodland, creating a rare and enchanting natural sanctuary that offers complete seclusion and endless opportunities for walking, riding and outdoor pursuits.



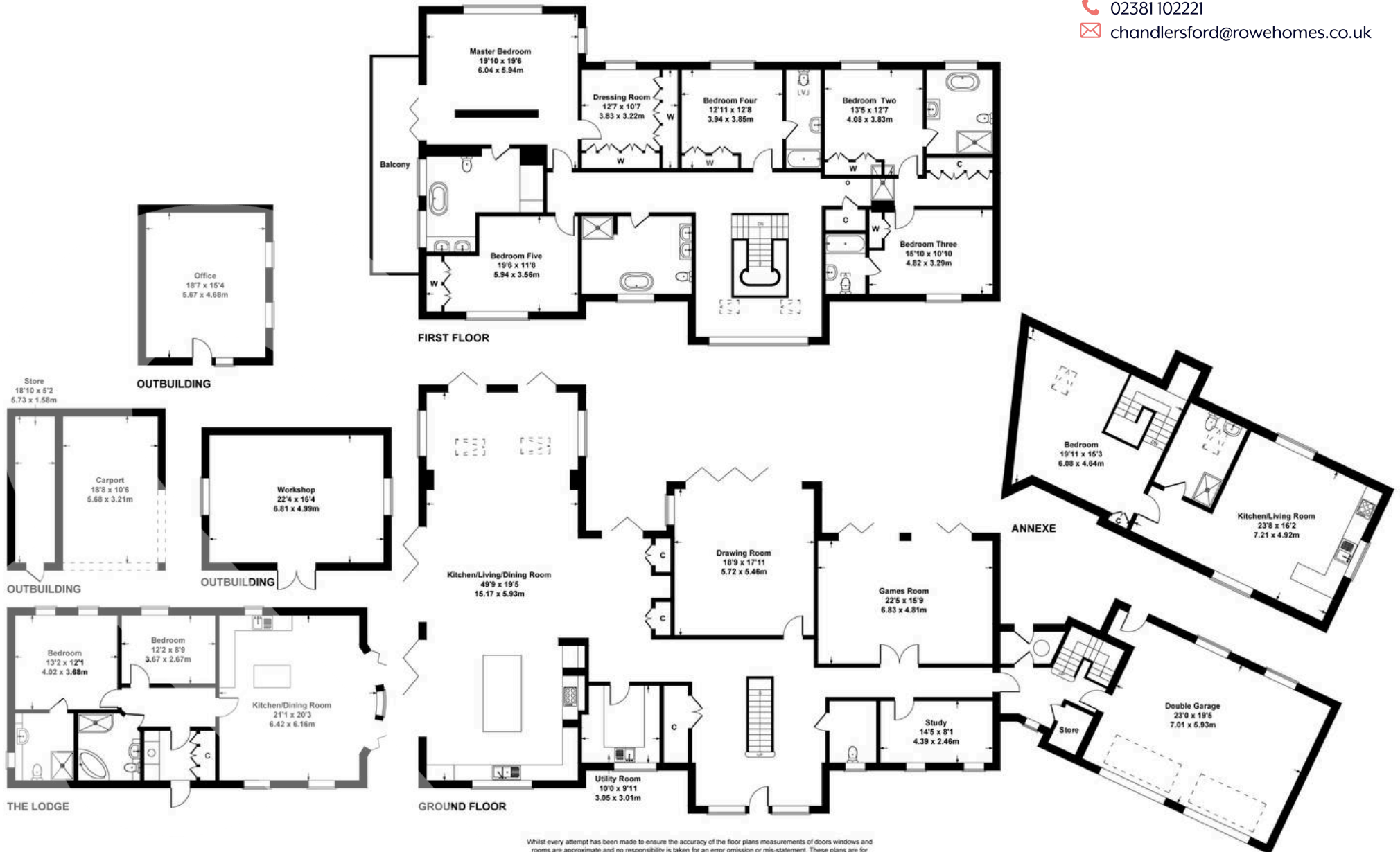
Allington Manor Farm

Approximate Gross Internal Area
8321 sq ft - 773 sq m
(Including Garage)

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Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.