



# ABBOTTS BARTON FARMHOUSE

Abbotts Barton, Winchester, Hampshire



## WALKING DISTANCE TO THE CITY CENTRE ALONG THE RIVER VIA NUN'S WALK

A rare example of a monastic Grade II\* listed farmhouse, originating from the Tudor era, which is enhanced by a most attractive Queen Anne facade. The farmhouse is located close to the Itchen water meadows and has the benefit of a well presented 18th century cottage and beautifully established gardens.

### Summary of accommodation

Reception dining/hall | Panelled drawing room | Kitchen/breakfast room | Study | Family room | Rear lobby | Utility room | Pantry | Cellar

Principal bedroom with adjacent family bathroom | Three further bedrooms | First floor sitting room | Bathroom

**Adjoining cottage:** Living room | Kitchen/breakfast room | Cellar | Cloakroom | Two first floor bedroom and a family bathroom

Outside set amongst principally walled gardens of approximately 1.2 acres: Double flint and stone garage with workshop and separate single garage  
Small orchard | Alitex greenhouse | Dovecote

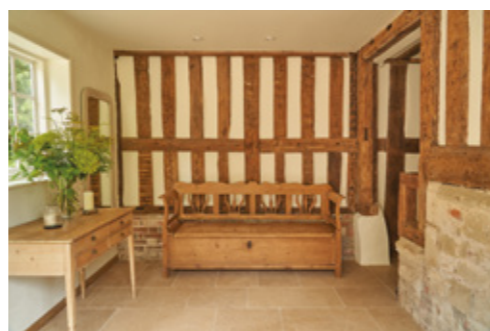
**Distances:** Winchester Railway 0.5 miles (London Waterloo within 60minutes)  
(All distances and times are approximate)



## DESCRIPTION

The property is approached through a magnificent dining hall with its timbered walls, ceilings and large open fireplace with stone surround. The dining hall provides access to the principal rooms of the main house including the oak panelled drawing room, kitchen and study.

The kitchen has been modestly furnished, in keeping with the period of the house, featuring a large inglenook fireplace and a four oven AGA which adds further to the charm of this flag stone floored room. Beyond the kitchen is an excellent family room believed to possibly once have been the dairy. A utility room, pantry and cloakroom complete the ground floor accommodation. A staircase from the rear hallway leads down to some extensive cellars as well as an original stairway up to the first floor.







On the first floor, a magnificent vaulted principal bedroom is situated at the eastern end of the house, with adjacent family bathroom. There are three further bedrooms and a first floor sitting room. The rear staircase and a further family bathroom complete the first floor accommodation.

## THE COTTAGE

The adjoining cottage to Abbots Barton Farmhouse can be either approached from the ground floor of the farmhouse or via its own separate access. The front door leads through a wonderful cottage kitchen/dining area with a flagstone floor and there is a separate sitting room. The sitting room is particularly attractive once again featuring a beautiful stone fireplace and a door leads out into the rear garden. On the first floor there are two bedrooms and a family bathroom. The cottage also has a large cellar and is currently being utilised as part of the farmhouse but could easily be separated to create annexed accommodation.



Approximate Gross Internal Area  
House: 581sq.m. or 6254sq.ft. (Inc. Cottage)

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.

# OUTSIDE

Outside is approximately 1.2 acres of lawns, orchard and walled gardens. The property is approached through a five bar gate leading via a gravel tree lined driveway to the rear parking area and garaging.

The walled garden at the front of the property has areas of terraced lawn ordered by stone pathways with clipped box hedging, rose collection and specimen trees. A terrace adjacent to the front of the property makes the most of its south-facing aspect. To the rear of the house is an attractive ornamental fruit and vegetable garden laid out in front of an Alitex greenhouse. This doubles as a delightful summerhouse. Next to the kitchen is a small herb garden with outbuildings. A pretty brick and flint Dovecot is also a fabulous feature of the gardens.

**Garage:** A stunning brick and flint detached double garage with adjoining workshop.



Outbuilding



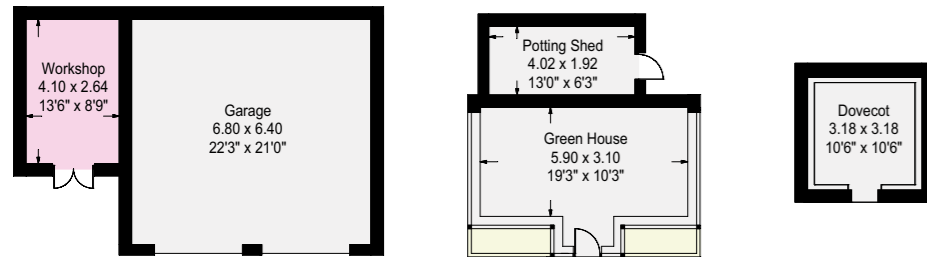
Garage



Greenhouse



The Dovecote



Approximate Gross Internal Area  
 Garage: 14sq.m. or 150sq.ft.  
 Garage & workshop: 51sq.m. or 549sq.ft.  
 Outbuildings: 60sq.m. or 645sq.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.

# HISTORICAL NOTES

Abbotts Barton Farmhouse has a much-documented history. The name 'Abbotts Barton' literally means the Barton (farmstead) of the Abbots of Hyde. The farmhouse is a rare example of a Monastic farmhouse of the Tudor era built between 1480 and 1520. It was the home farm of Hyde Abbey Monastery providing produce for the monastic high table. The Monks propagated the meadows around Abbotts Barton Farm for around 400 years until the Dissolution of the Monasteries in 1538. The estate was dismantled by Thomas Wriothesley, later Chancellor of England, at the bequest of King Henry VIII and the land and buildings were granted to Walter Chaundler by Wriothesley. He was a farmer and gentleman who also held the post of Mayor of Winchester from 1530 - 1531. The Estate remained in his family for 4 generations until, in 1652, the family were forced to sell the estate to Cromwell as punishment for supporting the Royalist cause.

The next owners were Anne Mynne of Epsom and her husband, Sir John Lewkenor of West Dean, Chichester. They owned a number of estates in the South. The house fell into disrepair during this time, having been let to tenants, and required Lady Anne's carpenter Robert Norris and her bricklayer Thomas George to travel to Winchester from her Sussex estate to affect repairs. Their son John inherited the estate, and when he died in 1706, the estate passed to Edward Knight of Chawton, Jane Austen's brother. The property was then bought by William Simmonds, another wealthy landowner, whose family remained on the estate until 1920. Abbotts Barton Farmhouse was eventually purchased by Winchester City Council in 1966 and subsequently let and then finally sold in 1989.

## DEVELOPMENT OF THE BUILDINGS

The building's age makes Abbotts Barton Farmhouse likely to be one of the oldest houses in Winchester still retaining the original medieval hall and other pieces of the monastery farm building, believed to have been constructed during the late 1400s. The building is a rare example of a well-preserved farmhouse from this period and could be said to have been part of the Great Rebuilding Revolution (mid-16th Century) where medieval hall houses saw the insertion of a first floor in the hall space providing additional living space above, creating the chamber over the hall, due to the advent and growing popularity of the hall chimney that is synonymous with chimneys we see today.

The first floor was originally jettied and consisted of four rooms arranged as two paired chambers as seen today but the access to the chamber was via an aisle on the south side, now lost. These chambers were open to the roof with fine arch-braced open trusses over two of them. This evidence suggests that the building was planned as monastic lodging range and as such is a rare survival. An impressive timber framed staircase was added on the west side of the house that now provides access to the first floor.



It is known that in 1671 major repair work was carried out including the panelling in oak of the northern ground floor room (still remaining), known then as the parlour, and the complete rebuilding of the eastern façade in brick with new windows, this being a common modernisation in the Queen Anne period. The latter operation resulted in the “chopping off“ of the projecting first floor jetty rather than the more usual building out at the ground floor level. It is at this time the ceilings were inserted to the first floor bedrooms over the hall. All but one of these ceilings has been removed revealing the beautiful and original roof timbers of the former medieval hall structure.

The adjoining cottage, built in the Georgian period, occupied a wing of the former Farmhouse. Parts of this much earlier building still remain such as the large stone chimneys, fireplaces with historic graffiti and a cellar. The original Manor being highly likely to have been home to Abbots as a country retreat pre-dissolution then converted to a farmhouse after the dissolution of the monasteries by Henry VIII. A thousand years of history is recorded for the land Abbotts Barton Farm occupies. 400 years under the care of the monks and a further 350 years of farming and architectural history in the hands of the tenants that followed with the farm scape remaining largely unaltered until relatively recently. The house and grounds represent a rich piece of history and significance rarely seen which provides a beautiful family home.

**Outbuildings:** Single garage, Dovecote, Alitex greenhouse, Timber framed outbuildings in kitchen garden.



Abbotts Barton Farmhouse is situated on the northern edge of the city, adjacent to Nuns' Walk. The property is approached from the Worthy Road through a residential housing estate being beautifully tucked away in a quiet position, with excellent access to the city of Winchester, its amenities and the railway station. A short walk along the River Itchen's tributary, through the nearby recreation grounds and River Park to either Winnall Moors nature reserve or the city centre.

Winchester has a wealth of shopping facilities, restaurants and cafés set amongst a culturally rich medieval city. The historic centre of Winchester lies just to the southern side of the city with the Cathedral, Winchester College and Wolvesley Palace. From here access can be gained to the beautiful water meadows and on to St Catherine's Hill. Amongst other things the city centre has a cinema, theatre, museum, cathedral, tennis and padel club.

Both public and private schooling in the area is excellent; private schools include Princes Mead, Twyford School, Pilgrims, Winchester College and St. Swithun's school for girls. Peter Symonds Sixth Form College is nearby, and there are a variety of primary and secondary schools in the area.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** All mains connected

**EPC:** D

**Local authority:** Winchester City Council

**Council tax band:** G

**Viewings:** Strictly by appointment with Knight Frank.

**Postcode:** SO23 7HY

**What3words:** ///expansion.trailers.exit



**Jon Lacey**

01962 677234

jonathan.lacey@knightfrank.com

**George Clarendon**

01962 677234

george.clarendon@knightfrank.com

**Edward Cunningham**

020 7861 1080

edward.cunningham@knightfrank.com

**Knight Frank Winchester**

14 Jewry Street

Winchester, SO23 8RZ

**Knight Frank National Country Department**

55 Baker Street, London

WIU 8AN

**knightfrank.co.uk**



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated Various dates. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

