

Property Details

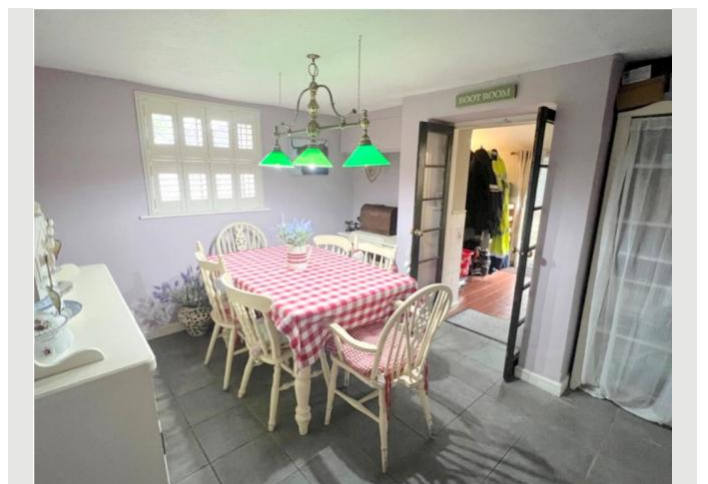
Little Holbury Farmhouse, Lime Kiln Lane,
Holbury, Southampton, Hampshire, SO45 2HE

Offers in Excess of **£825,000**



Property Photos

Little Holbury Farmhouse, Lime Kiln Lane, Holbury, Southampton, Hampshire,
SO45 2HE



Creation Date
10/12/2025

Property Photos

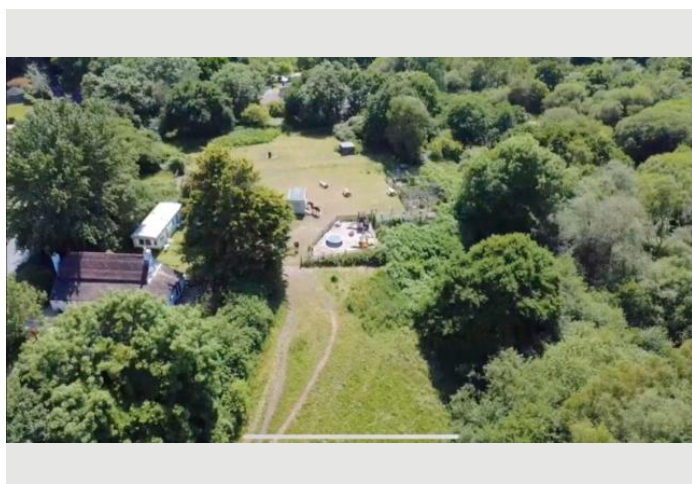
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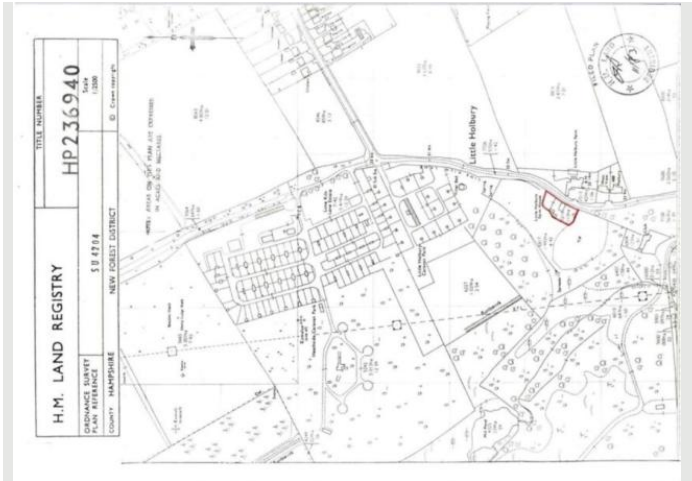
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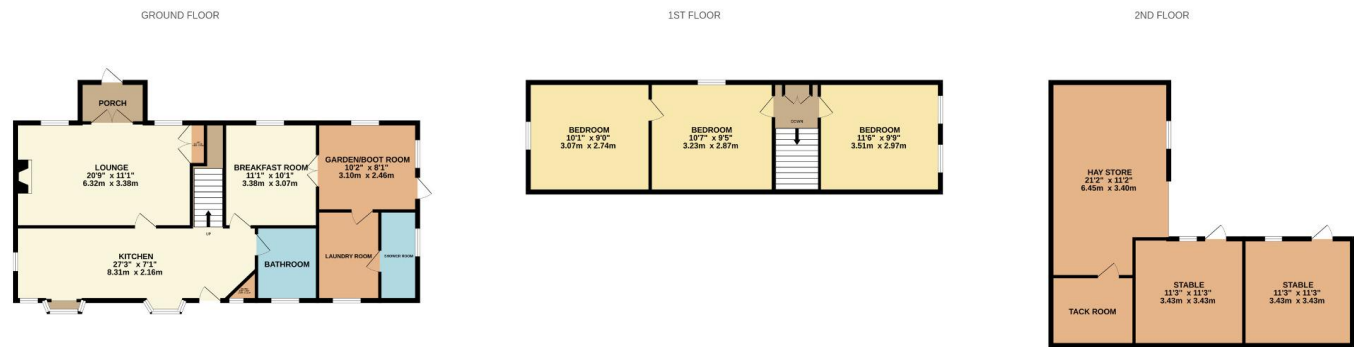
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Property Floor Plans

Little Holbury Farmhouse, Lime Kiln Lane, Holbury, Southampton, Hampshire,
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property EPC

Little Holbury Farmhouse, Lime Kiln Lane, Holbury, Southampton, Hampshire,
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Property Info

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Property Type
Character Property
Property Style
Equestrian
Bedrooms
3
Bathroom
2
Receptions
3
Tenure Type
Freehold
Floor Area
-
Agency Type
-
Parking
Garage
Type
Sales
Electricity
-

Property Info

Little Holbury Farmhouse, Lime Kiln Lane, Holbury, Southampton, Hampshire,
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Water Supply
-
Sewerage
Private Supply
Heating
Gas
Broadband
-
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers in Excess of
Price
£825,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

Little Holbury Farmhouse, Lime Kiln Lane, Holbury, Southampton, Hampshire,
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Feature 1

No Onward Chain

Feature 2

Detached Farmhouse Style Family Home

Feature 3

Approximately Five Acres

Feature 4

Private Mature And Established Woodland

Feature 5

Off Road Parking For Numerous Vehicles

Feature 6

Stable Block, Tack Room, Hay Store, Various Outbuildings

Property Description

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Smallholding/ Pony Grazing – Close to New Forest Access

A rare opportunity to purchase this charming detached period cottage, believed to date back to the 17th century. Set within a little over five acres, the property offers excellent smallholding facilities including a stable block with hay store, tack room, two grazing paddocks, and a mature woodland area. A second set of double gates leads directly to one of the paddocks, providing an ideal space for lorry parking.

Inside, the cottage offers three bedrooms, a cosy living room/snug featuring exposed beams and an open fireplace, and direct access to the garden and stable block. There is a modern fitted kitchen with a walk-in larder, a bathroom and separate shower room, a breakfast room, garden/boot room, and a dedicated laundry room.

Positioned within the New Forest National Park, the property also benefits from the Commoners Right of Pasture. Offered with no onward chain.

The village of Holbury offers a good range of everyday amenities including a convenience store, Post Office and schools. The open forest is easily accessible for walking or riding, while marinas, beaches, renowned sailing facilities and the Calshot Activity Centre are all just a short drive away. The cottage is also well-placed for commuters, with several major road links nearby.

The grounds extend to just over five acres in total, wrapping around the front, side and rear of the property.

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There are two single garages plus generous parking for multiple vehicles. A further access point via high privacy gates leads to the paddock and offers an ideal area for lorry parking.

Council Tax Band: E (New Forest District Council)

Tenure: Freehold

The property is not listed but sits within the boundaries of the New Forest National Park. Sewerage is via a septic tank; gas is supplied via an underground propane tank. Please refer to the Land Registry plan (shown in photos) for the full outline of the land, which includes the farmhouse.