



# EQUUS

*Country & Equestrian*



WOODLAND



## WOODLAND, Old Mill Lane, Hampshire PO8 0SE

**SOLD SUBJECT TO CONTRACT** - Set in just over 3.3 acres (\*TBV) of gardens and paddocks with horse riding, country walks, cycle trails and Watersports on the doorstep! This detached well presented 5 bedroom property offers all these benefits as well as versatile extended family living options with a separate detached outbuilding of 866sq ft including a first floor studio with kitchenette and shower room and on the ground floor a games room, shower room and pump room plus large integral garage. Outside the spacious well kept grounds include a recently re-lined swimming pool and hot tub within a private walled garden.

The equestrian facilities at the location include a 20m x 40m floodlit riding arena and stable yard with two loose boxes tack room and hay barn plus accompanying paddocks and benefitting from a second vehicle access off the lane.

The property occupies a lovely rural location bordering open countryside with a superb outlook over a valley towards Hambledon Vineyard and is situated off a quiet lane near to the South Downs yet only a short drive to the Coast offering a range of watersports.

The well presented accommodation offered at the property includes on the ground floor: a welcoming entrance hall, well equipped kitchen/breakfast room with range cooker, formal dining room, spacious dual aspect sitting room with brick built fireplace and glazed French doors out to the gardens, study, two cloakrooms, utility room plus 3 double bedrooms (master en-suite) and a family bathroom. On the first floor there are 2 further bedrooms.

sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

### ACCOMMODATION

Refer to the floor plans enclosed in the brochure and online.

The accommodation totals 2377 sqft for the house, 747 sqft for the annexe.

Well-presented throughout with views from the rear of the property.

**GROUND FLOOR** - ENTRANCE HALL, well-equipped KITCHEN & BREAKFAST ROOM Range Cooker various base and eye level units. Formal DINING ROOM, spacious dual aspect SITTING ROOM with attractive brick-built fireplace and glazed double doors to the garden. There is a STUDY, two CLOAKROOMS and UTILITY ROOM.

3 BEDROOMS including the principal bedroom with ENSUITE SHOWER ROOM plus DRESSING AREA currently used as a work space, further FAMILY BATHROOM and shower.

FIRST FLOOR - 2 further BEDROOMS.

### LOCATION & AREA AWARENESS

The property is situated within a short stroll of the Bat and Ball public house and cricket ground near to Hambledon village which is reputedly the birthplace of cricket and offers good amenities including a village store, public house, tea room, primary school, church, village hall as well as an award winning vineyard.

Local bridleways and footpaths are in abundance including the South Downs Way, Butser Hill and the Queen Elizabeth Country Park.

For sailing enthusiasts, the South Coast, with its numerous harbours is also nearby. For a more comprehensive range of shopping, sport and leisure facilities Petersfield is about nine miles away and also offers a mainline station to London Waterloo.

The larger centres of Winchester, Guildford, Portsmouth and Chichester are all within reasonable driving distance. The A3 is a few minutes' drive to the east and gives easy access to the coast and to the M25. There are plenty of private schooling options in the region including Bedales and Churcher's at Petersfield, Portsmouth Grammar School, or Twyford, Boundary Oak and Westbourne House prep schools, Winchester College and St Swithun's at Winchester.

### MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: 3 recs / 5 beds -see attached floor plans.

PARKING: Multiple off road / FLOOD RISK: No

LOCAL AUTHORITY: Winchester / TAX BAND: G.

EPC RATING: E 52/66 - Certificate number 2408-3079-7258-0197-2910

Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

### EQUESTRIAN FACILITIES / OUTBUILDINGS

Refer to the floor plans for dimensions and layout.

**OUTDOOR RIDING ARENA** - floodlit menage all weather surface (silica sand & rubber) post and railed.

**TIMBER LOOSE BOXES** - stable block with 2 loose boxes, TACK ROOM and HAY BARN with lighting / power and water all on hard standing.

There is also separate VEHICLE ACCESS to the stable yard and a HOLDING paddock.

### ANNEXE / GARAGE / POOL

Refer to the floor plans for layout and dimensions.

**GARAGE COMPLEX** - detached double garage is currently arranged to accommodate double bay parking.

**POOL ROOM** with shower room and pump room on the ground floor.

**FIRST FLOOR** - large studio with KITCHEN / SHOWER ROOM and SITTING AREA.

Ideal for those looking to work from home or to accommodate dual occupancy (subject to any required permissions).

**POOL** - circulation pump and filter / walled to ensure privacy.

### LAND & GROUNDS

The whole site is acres 3.383 (\*TBV) and includes the gardens, house, drive, arena stables and pool etc and is on 3 titles, 1.764 main paddock & stables / arena 0.7921 / house and garden 0.827 all (\*TBV).

The acreage and or land shown / stated on any map and or screen print for the property is \*TBV - (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its





#### SERVICES

HEATING: Gas LPG subterranean tank / SEWAGE: Cess pit  
WATER SUPPLY: Private via farm next door / ELECTRICITY SUPPLY: Mains

#### HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:  
[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

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6. VAT: If applicable, the VAT position relating to the property may change without notice.

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent  
Equus Country & Equestrian, South East/South West  
T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

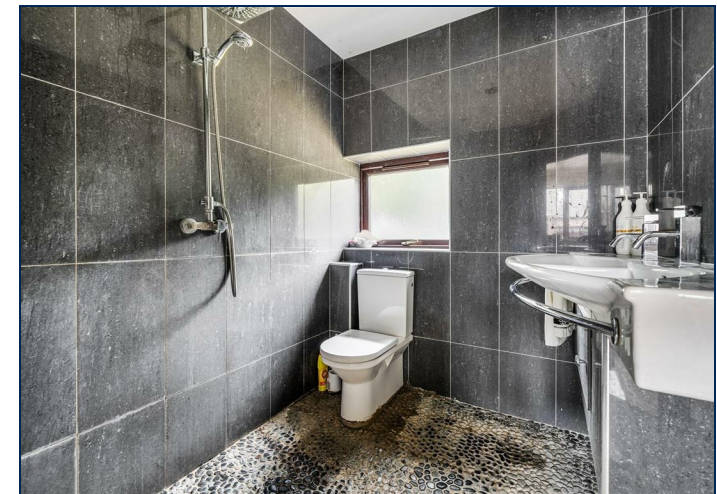
W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

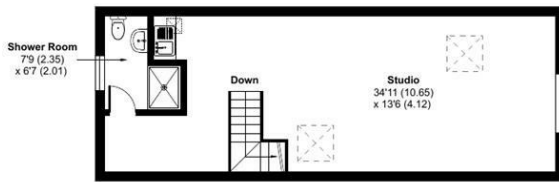
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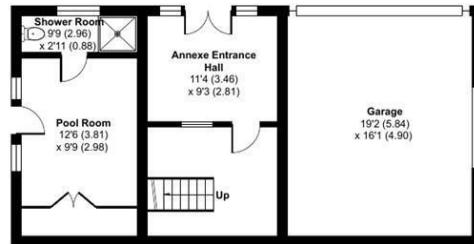
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**Offers over £1,495,000**

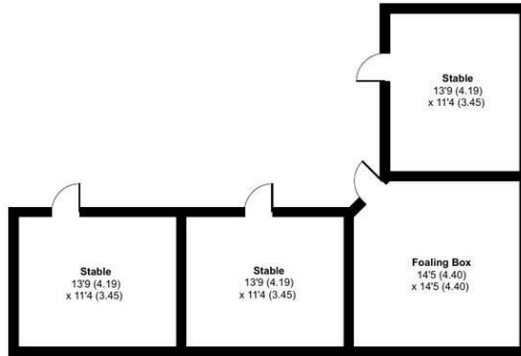




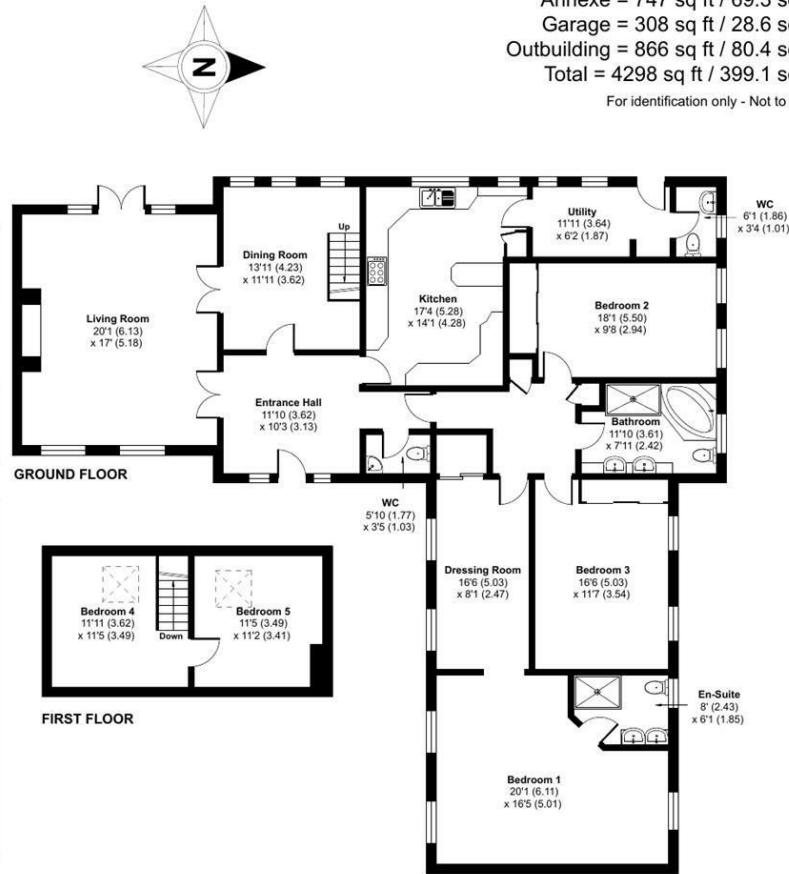
ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR / OUTBUILDING / GARAGE



OUTBUILDING 1 / 2 / 3 / 4



GROUND FLOOR

FIRST FLOOR

Approximate Area = 2377 sq ft / 220.8 sq m  
 Annexe = 747 sq ft / 69.3 sq m  
 Garage = 308 sq ft / 28.6 sq m  
 Outbuilding = 866 sq ft / 80.4 sq m  
 Total = 4298 sq ft / 399.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Equus Property. REF: 1328694

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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