



19 Bull Farm, Kings Worthy, Hampshire SO21 1AQ
Guide Price: £1,100,000 Freehold



19 Bull Farm, Lovedon Lane

4 Bedrooms, 2 Bathrooms

Guide Price: £1,100,000

- Four Bedroom detached main home in delightful rural setting with stunning views
- Separate art studio, two Airbnb studios and outside utility room/store
- Large farmhouse style kitchen/dining room
- Family room with woodburning stove,
- Garden room and study
- Principal bedroom with dressing area, atrium seating area and large balcony with beautiful rural outlook
- Family bathroom and separate family shower room
- Wrap around southerly facing gardens with outbuildings and garden store
- Off street parking, peaceful location, close to local amenities
- Catchment Area for Kings Worthy Primary and Henry Beaufort Secondary Schools
- Council Tax Band E; EPC Band C



19 BULL FARM, KINGS WORTHY, SO21 1AQ

A charming detached four-bedroom family home set within a generous plot of almost a quarter of an acre, enjoying a delightful rural position on the edge of the highly sought-after village of Kings Worthy, just moments from the amenities of both the village and Winchester.

Located within the desirable Bull Farm setting-where properties are rarely available-this attractive home is believed to date back to the 1930s.

Originally built as cottages for agricultural workers, homes here are known for their characterful design, generous plots and idyllic spacing, surrounded by open countryside.

The current owners have thoughtfully extended and modernised the property, creating a spacious and versatile home ideally suited to modern family living.

Improvements include progressive installation of double glazing from 2018 onwards and carefully designed extensions that maximise natural light, allowing the principal rooms to fully appreciate the far-reaching countryside views.

The main house is entered via an enclosed porch leading into a welcoming hallway.

The cosy snug sits to the left, featuring a wood-burning stove set within a character fireplace, and bespoke glazed doors-crafted by the current owner, a respected local artist-opening through to the dining area of the kitchen.

The country-style kitchen spans the full width of the rear of the property and is fitted with an extensive range of farmhouse-style units, offering ample storage and preparation space.





A striking glass atrium floods the room with natural light and provides direct access to the patio, seamlessly connecting indoor and outdoor living.

This, in turn, leads to a contemporary garden room, where a wall of bi-fold doors opens onto the garden, creating a bright and inviting entertaining space.

Additional ground floor accommodation includes a useful pantry, a generous study, and a well-appointed shower room with WC.



THE PRINCIPAL BEDROOM



The Principal Bedroom is a standout feature, benefitting from an impressive extension with full-height glazing within an atrium seating area which captures beautiful views across the garden and surrounding fields.

It also enjoys access to a large private balcony-an ideal spot to relax and take in the sunrise or sunset.



BEDROOMS TWO, THREE AND FOUR, AND BATHROOMS:

The remaining three bedrooms are served by a modern family bathroom, complemented by the additional ground floor shower room.

ART STUDIO AND AIR BNB ENSUITE STUDIOS



A particularly notable feature is the range of high-quality outbuildings.

A former structure has been replaced with a **contemporary art studio**, complete with three-phase electricity and solar power, alongside a utility/storeroom.

Alongside the studio are two self-contained Airbnb studios each with en-suite and cooking facilities.

These have provided a successful supplementary income stream and, subject to the necessary permissions, offer excellent potential for conversion into annexe accommodation, a home office, or multi-generational living space.





19 BULL FARM

CONSTRUCTION: Detached four-bedroom home, believed to have been built in the 1930's, with brick elevations under a tile roof. Overall plot size 0.23 acres.

Later extensions include replacement outbuilding forming studio and two en-suite rental lodges. Side and rear extension to the main house including a balcony.

Windows: The property had new windows installed throughout in a programme of replacement between Yr 2018-2025



USEFUL INFORMATION:

LOCAL AUTHORITIES: Hampshire County Council, Winchester City Council and Kings Worthy Parish Council.

PARKING and ACCESS: The property has off road parking for at least five vehicles and is reached via a private farm road owned by Hampshire County Council.

SERVICES: Mains electricity and water are connected. Oil fired boiler and central heating. Sewerage is via private septic tank. (Billing for water supply is via Hampshire County Council metered supply).

TENURE: Freehold. Council Tax Band E; EPC Band C.

BROADBAND: (Source: Ofcom) Standard Broadband is available with up to 25 mbps download speeds. Satellite or 5G providers may be available.

FLOODING: (Source: Govt Environment Agency): Surface water, Groundwater, Rivers & Seas, Reservoirs: All Risks are Very Low.

VILLAGE LOCATION:

Kings Worthy is a popular village close to Winchester, and has many local shops, which include a post office, mini-Tesco, Cobbs Farm Shop (with delicatessen and café), two popular public houses, The Cart and Horses and The King Charles, the latter of which is a short stroll away, along with a useful bus stop nearby with its regular service to Winchester.

The village also boasts two historic churches, St Swithuns Church which dates to the early 11th century, and St Mary's Church which has Norman origins, with Victorian modifications and extensions, and there is the well regarded Kings Worthy Primary School within an easy local walk.





Outside, the property is set well back from the road and screened by mature fruit and blossom trees, creating a wonderful sense of privacy. The driveway provides ample parking for several vehicles. In addition to the studio and Airbnb accommodation, there are further outbuildings including a large summer house, workshop and further home office/studio.

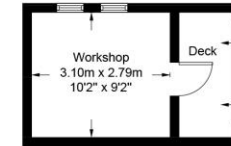
The wraparound mainly southerly facing garden is predominantly laid to lawn, bordered by hedging to the rear overlooking open fields, and enclosed by fencing elsewhere - offering both privacy and a true sense of rural tranquillity.



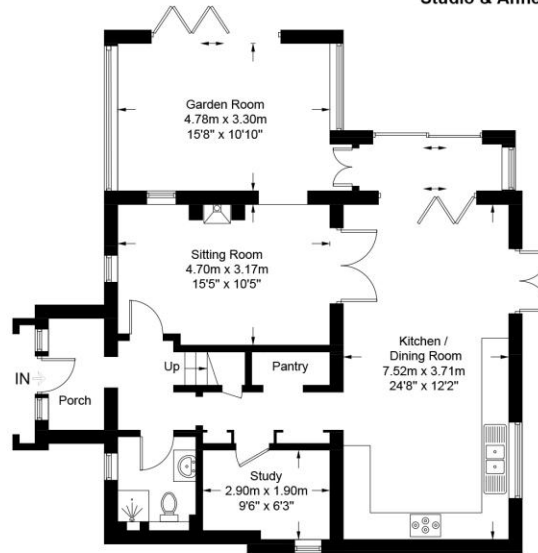
Approximate Gross Internal Area = 161.0 sq m / 1733 sq ft
 Studio & Annexes = 71.4 sq m / 768 sq ft
 Outbuildings = 33.0 sq m / 356 sq ft
 Total = 265.4 sq m / 2857 sq ft



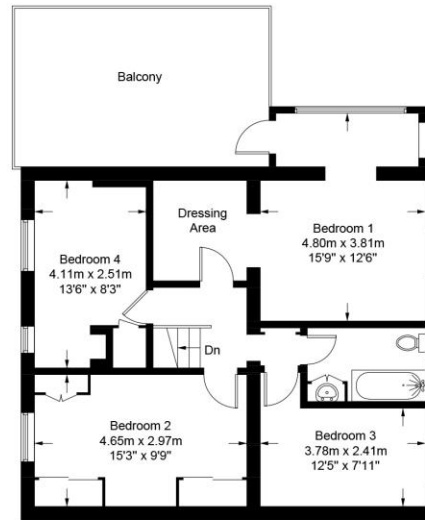
Studio & Annexes
 (Not Shown In Actual Location / Orientation)



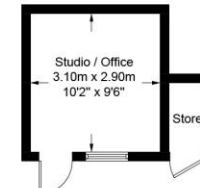
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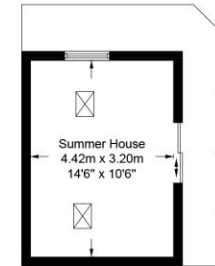
GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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MAC NKS

64 Parchment Street • • Winchester • SO23 8AT
 T: 01962 843346 • E: winchester@martinco.com

01962 843346
<http://www.martinco.com>



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