

# Woodcote Farm, Upham, Hampshire

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A stunning family home with **beautiful views**, forming part of an extensive courtyard of buildings with an excellent four bedroom cottage all set in the South Downs National Park.

## Summary of accommodation

**Main House:** Reception hall | Entertainment barn with open-plan dining, sitting and bar area | Sitting room | Open-plan kitchen/breakfast room  
Back kitchen | Study | Utility room Boot room | Store | Three cloakrooms

Main bedroom with en suite shower/bathroom and dressing room | Four further double bedrooms | Two en suite shower rooms | Family bathroom

**Dairy Cottage:** Kitchen/sitting room | Utility room | Three/four bedrooms | Two shower rooms | Cloakroom

**Stable Block:** Flat with sitting room, kitchen, bedroom, shower room | Three/four stables/kennels | Tack/laundry room

A 12,000 square foot, modern storage barn offering great versatility

Outdoor swimming pool | BBQ bothy

Beautifully landscaped gardens and grounds | Wildlife pond | Paddocks

In all about 702 acres

## Distances

Upham 0.8 miles, Twyford 6 miles, Winchester 7.4 miles (London Waterloo from 61 mins)

(All distances and times are approximate)



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## An accessible rural gem in the heart of the countryside

### Woodcote Farm

The location of Woodcote Farm in breathtakingly beautiful countryside, within the South Downs National Park, combines everything one could wish for when choosing the location of a family home. In its immediate locality, the small hamlet of Woodcote lies approximately 1 mile to the north of the village of Upham, which retains a village church, pub and local school, creating a vibrant community. The local area is further complemented by the shops and restaurants of the pretty Georgian market town of Alresford and the Cathedral City of Winchester.

### Connectivity

Despite offering privacy and seclusion amidst glorious countryside, with stunning views and dark skies at night, Woodcote Farm is very well served by road and rail links to London and the major airports of Heathrow and Gatwick. Meanwhile, local road networks connect within 5 miles to a number of major trunk roads with the A34 leading to Oxford to the North, intersecting with the A303 and the West Country and the M3/M27 leading southwest to the New Forest.

### Education

The immediate local area is unique in terms of access to education in every age range with day and boarding options, as recorded in the table on page 15.

### Leisure and Lifestyle

The neighbouring countryside offers endless walking, cycling and horse riding routes across an extensive network of footpaths and bridleways. The South Downs Way itself passes only 3 miles north of the property. Woodcote is also within close proximity to the Hamble and a number of Marinas which serve as a gateway to the Solent, ensuring easy access to first class sailing and boating opportunities. Furthermore, the nearby New Forest National Park offers a further array of watersports and outdoor activities.

In relation to Countryside pursuits, Woodcote is surrounded by a number of excellent partridge and pheasant shoots, whilst fishing is obviously extremely well served with the world famous Itchen and Test chalk rivers within 5 miles and 20 miles respectively. In terms of Horse racing, Ascot, Goodwood and Newbury racecourses are under one hours drive.

With regards to other sports, there is an extensive choice of excellent golf courses within an easy drive of less than one hour, which are duly listed on the attached table.

The performing arts are similarly well provided for, with The Mayflower, Winchester Royal and Chichester Theatres providing a number of dramatic productions and the Grange Opera which continues to grow from year to year.







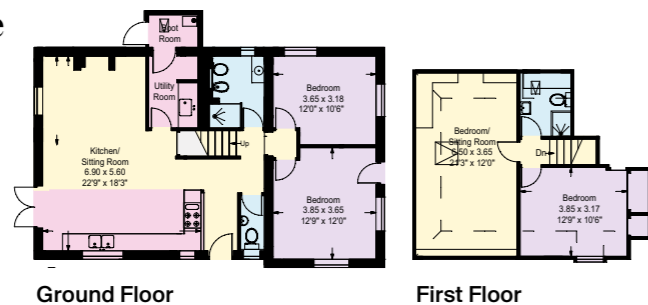




Approximate Gross Internal Floor Area  
 House: 553 sq m or 5953 sq ft  
 Stable Annexe: 44 sq m or 474 sq ft  
 Tack/Laundry Room: 15 sq m or 162 sq ft  
 Stables: 63 sq m or 678 sq ft  
 BBQ Bothy/Party Room: 43 sq m or 463 sq ft  
 Dairy Cottage: 113 sq m or 1216 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

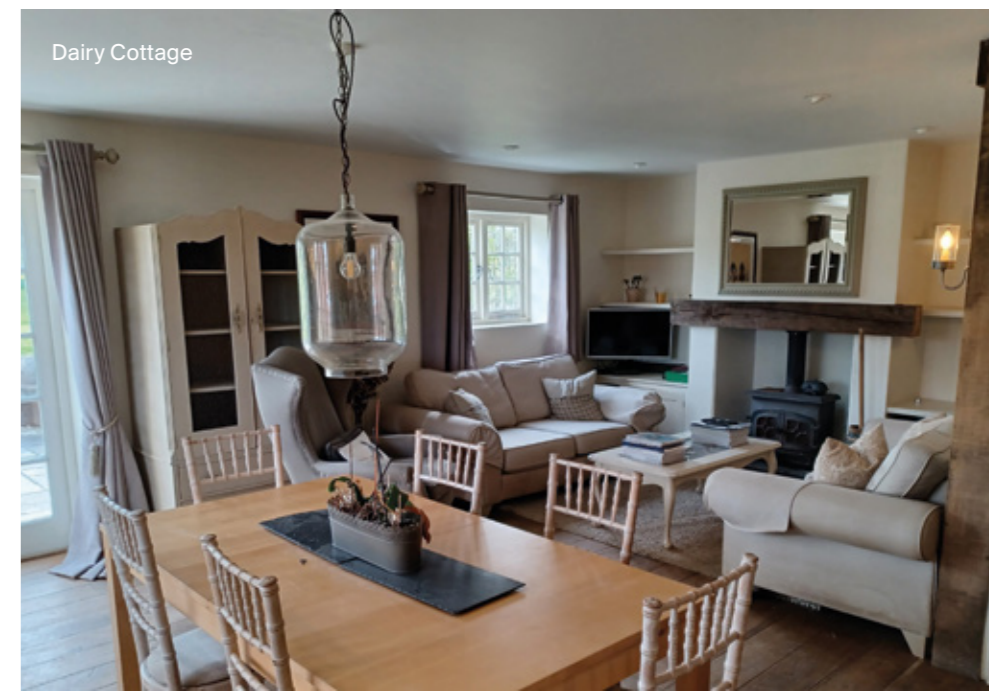
**Dairy Cottage**













## Services

All properties: private water (borehole), private drainage, mains electricity, LPG.

Main house and cottage: oil fired central heating.

## Property information

Tenure: Freehold

Local Authority: Winchester City Council

Council Tax: Main House – Band G, Dairy Cottage – Band B

EPC Rating: Main House – D, Dairy Cottage – D, Stable Annexe – E

Guide Price: £5,250,000



	Local (within 15 miles)	Within Easy Reach (within 50 miles unless stated) – All distances and times approximate
Airports	Southampton	Bournemouth, Heathrow (59 miles), Gatwick (87 miles)
Train Stations	Winchester (60 mins to London Waterloo), Eastleigh, Swanwick	Basingstoke, Alton, Southampton Central
Schools		
Preparatory	Twyford, The Pilgrims' School, Princes Mead	Westbourne House
Secondary Boarding	Winchester College, St Swithun's	Canford, Wellington, Bradfield, Marlborough, Eton (55 miles), Radley (59 miles), Downe House, Godolphin
Secondary Day/Sixth Form	Peter Symonds, King Edward's Southampton	Churchers, Portsmouth Grammar School
Golf	Alresford, Hockley, Corhampton, Stoneham	Hayling Island, Sunningdale, Swinley, The Berkshire
Race Courses/Polo	Mariners	Ascot, Goodwood, Newbury, Sandown (58 miles), Cowdray Park, The Guards Club
Marinas	Port Hamble, Mercury, Universal, Swanwick	Port Solent, Ocean Village, Beaulieu, Lymington
The Arts/Theatre	Theatre Royal, Grange Park Opera, The Mayflower, The Anvil	Chichester Festival Theatre, Glyndebourne (73 miles)
Sporting Venues	Ageas Bowl, St Mary's Stadium	Twickenham (62 miles), Wimbledon (67 miles)



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.

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Particulars dated September 2023. Photographs and videos dated June and August 2023.

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