



# MOORGREEN FARM

## WEST END

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PRICE GUIDE £950,000







# MOORGREEN FARM

BURNETT'S LANE, WEST END, HAMPSHIRE, SO30 2HH

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A wonderful Grade II listed former farmhouse with origins dating back to the 16<sup>th</sup> century. This superb character property boasts a wealth of fabulous period features throughout the spacious and well balanced accommodation.

This impressive family home will form one of a development of converted farm buildings which will be set around an attractive courtyard. The three other properties will be sympathetically converted from a neighbouring barn. All properties will have their own private gardens and services and will have the benefit of covered parking within the courtyard. Full details for the scheme can be seen via the planning application: Eastleigh Borough Council F/14/74543, alternatively plans can be provided by our office.



## DESCRIPTION

On the ground floor a generous entrance hall features a high sloping ceiling and impressive herringbone brick and exposed timber wall with opening into the inner hallway. All the reception rooms are accessed from the inner hall and include a large drawing room extending to almost 24ft, offering a quadruple aspect and an inglenook style fireplace with wood burning stove as a focal point. In addition there are two further reception rooms sharing a two sided wood burning stove. To one side is a snug area with window to the rear aspect and exposed ceiling beams. To the other side, the third reception area also features exposed beams and cross timbers and is currently arranged as a dining room. The kitchen is in keeping with the farmhouse style with solid wood units, butler sink and an Aga. This is a bright room which would accommodate a breakfast table and boasts a dual aspect and a connecting door to the side porch/boot room. There is also a sizeable w/c on this level.

On the first floor there is a bright and airy landing which leads in turn to the four bedrooms. The master is an impressive size, extending to 15'8 and benefitting from a bank of built in wardrobes and a generous en suite bathroom. Windows to the west provide elevated views over the gardens and surrounding paddocks. Continuing through the first floor there are two further double bedrooms and a single, all of which also benefit from built in wardrobes are which are served by the family bathroom on this level.

Externally the property is approached via a long driveway leading from the lane through the paddocks and up to what will be the courtyard area giving access to the four properties. The proposed plans include covered parking for the four properties, of which Moorgreen Farmhouse will be entitled to two spaces. In addition within the plot there is also a further area which could be used as additional parking if required.

The total plot extends to over 1 acre and includes a paved seating area to the eastern side of the building, screened and enclosed by a boundary wall. The majority of the garden extends to the west of the property and includes a formal garden with further paved terrace and a timber summer house. Beyond the formal garden is a further area of grassed land interspersed with mature Oak trees and featuring an original well. The plot also includes a former sand school which has subsequently been seeded with grass to match the surrounding paddock land.

West End itself offers a bustling High Street with a good range of shops, there is also a church, primary school and doctor's surgery. The village is also well known for the Aegeas Bowl, home of Hampshire County Cricket Club. The neighbouring village of Hedge End provides a large array of out of town shopping and a train station. The area is also conveniently placed for access to good road networks. For leisure pursuits West End is within close proximity to Itchen Valley Country Park, whilst many other sporting facilities exist in the area including, horse riding, golf and world renown sailing facilities on the south coast.

## SUMMARY OF ACCOMMODATION GROUND FLOOR

- Reception Hall
- Drawing Room
- Dining Room
- Kitchen Breakfast Room
- Snug
- Cloakroom
- Porch/Boot Room

## FIRST FLOOR

- Landing
- Master Bedroom with En Suite Bathroom
- Three Further Bedrooms
- Family Bathroom

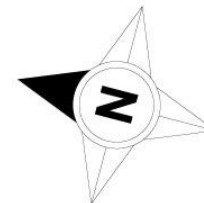
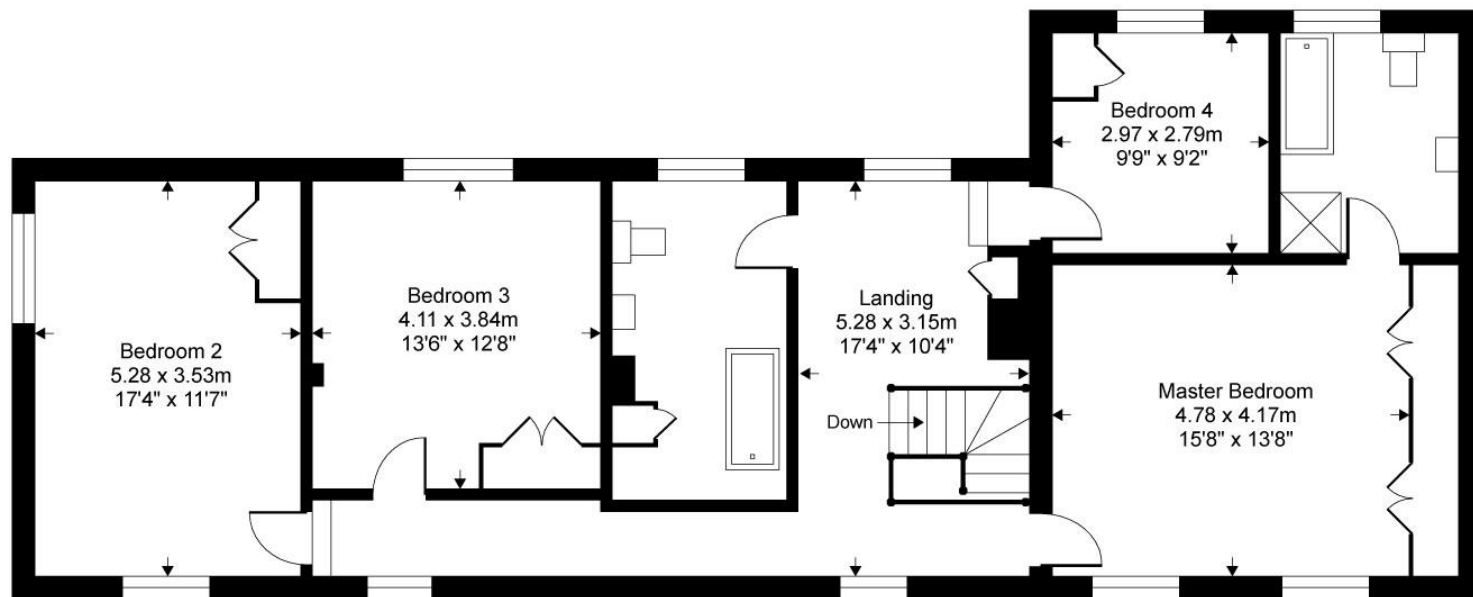
## SUMMARY OF FEATURES

- Total plot of over 1 acre
- Exposed bricks, beams and cross timbers
- Wood burning stoves
- Farmhouse kitchen with Aga
- Roll top baths
- Large drawing room
- Attractive rural views over surrounding paddocks
- Conveniently positioned for road and rail networks
- Just 1.5 miles from West End centre and amenities

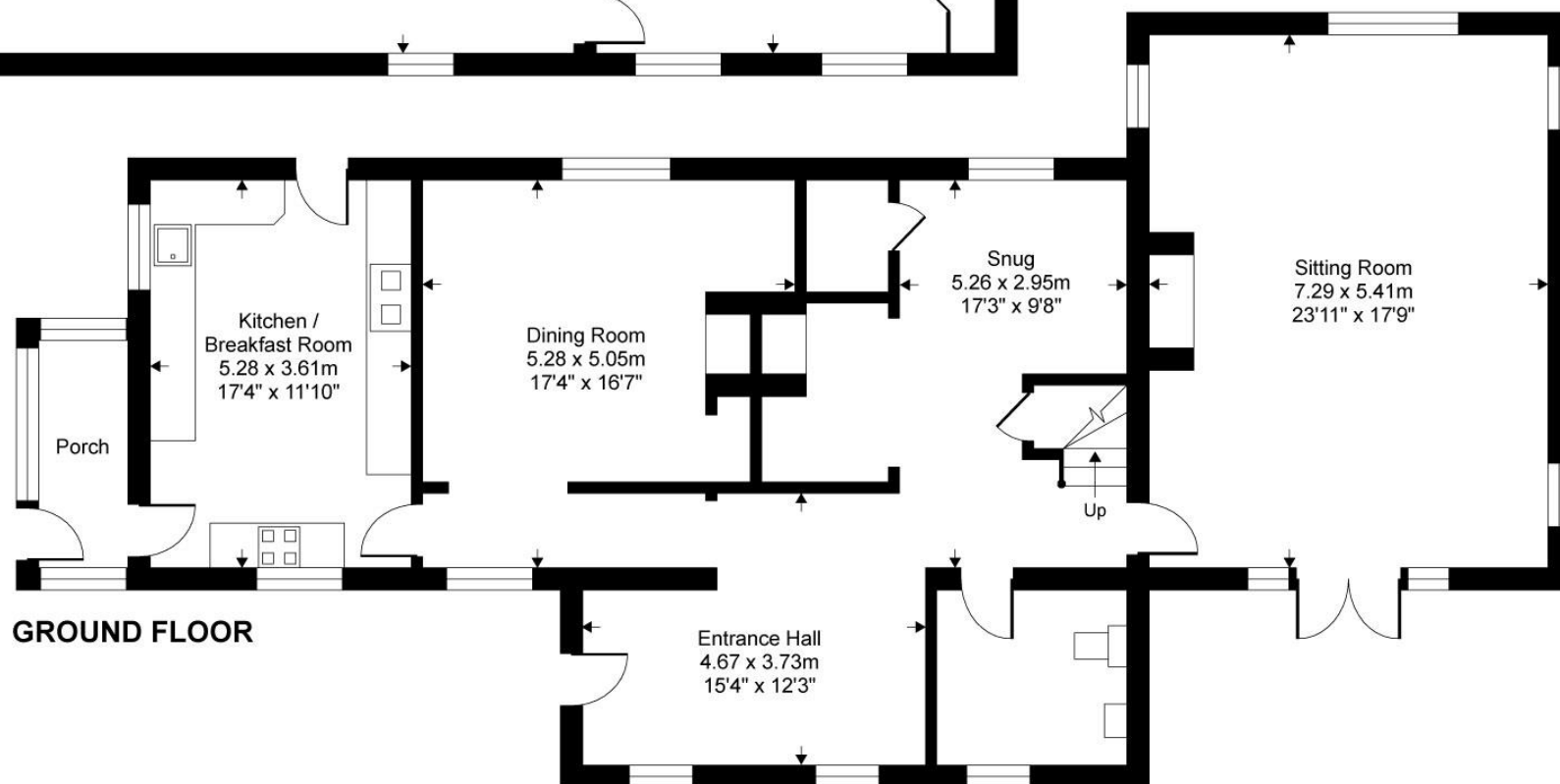




APPROX. GROSS INTERNAL FLOOR AREA 2664 SQ FT 247.4 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.







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## DISTANCES

West End Village Centre – 1 mile  
Hedge End Train Station – 1.5 miles  
Botley – 3.5 miles  
Bishops Waltham – 5.5 miles  
Southampton – 6.5 miles  
Winchester – 9.5 miles  
Portsmouth – 17 miles  
London – 77 miles

## GENERAL INFO

**TENURE:** Freehold

**SERVICES:** Mains Water & Electricity. Private Drainage (Klargester Treatment Plant), Calor Gas Central Heating

**LOCAL AUTHORITY:**

Eastleigh Borough Council – Tax Band G

## DIRECTIONS

From Bishops Waltham proceed out of the town in a north westerly direction on the B2177 towards Winchester. Turn left onto Winters Hill, sign posted Durley. Follow this road for its entirety as it becomes Durley Street, Durley Brook Road and Snakemoor Lane. At the roundabout at the end of the road carry straight over onto Bubbs Lane. Take the first turning on the right (also Bubbs Lane) and then the first turning on the right into Burnetts Lane. The entrance to Moorgreen Farm can be found almost immediately on the left hand side. Pass through the gate and follow the drive between the paddocks where you will see the entrance to the farmhouse towards the end on the right hand side.

## VIEWING STRICTLY BY APPOINTMENT

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