



WANGFIELD FARM

CURDRIDGE

PRICE ON APPLICATION





WANGFIELD FARM

WANGFIELD LANE, CURDRIDGE, HAMPSHIRE, SO32 2DA

Built approximately 10 years ago by the current owner, Wangfield Farm is a superb residence offering a substantial and impeccably presented farmhouse alongside post and rail paddocks, a 37 x 47m sand school, 19 stables and further agricultural buildings. In all, the plot extends to approximately 10 acres and is set well back from the lane accessed via 250ft driveway.

The farm is currently run as an equine business and also has further commercial usage as a farriers, forge and a retail outlet. The outbuildings encompass a large brick built barn adjacent to the house, which is considered to have potential as annexe accommodation to the main house subject to obtaining the relevant consents.

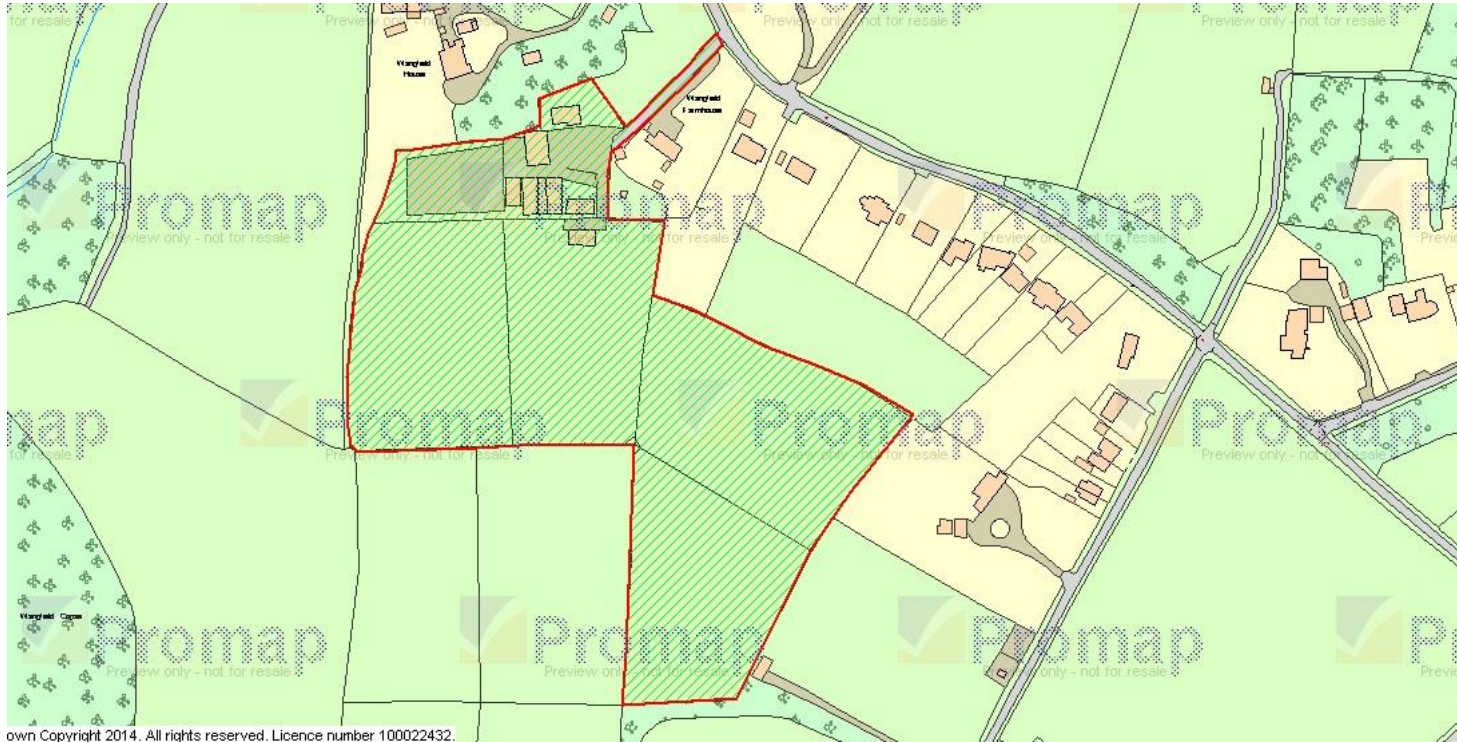
The farmhouse is a well constructed property boasting good use of traditional materials such as the solid oak and stone floors with under floor heating. The heart of the property is a large typical farmhouse kitchen complete with solid wood units, flagstone flooring and Aga. This sizeable room also accommodates a generous dining area whilst an additional dining room caters for more formal entertaining. Continuing through the ground floor is a sitting room with wood burning stove and French doors onto the terrace, a study and a shower room. On the first floor the spacious landing gives access to all the bedrooms including a master suite with dressing area and en suite shower room. There is also a guest room with a further en suite bathroom whilst bedrooms three and four are served by the family bathroom on this level. Externally the property benefits from a garden wrapping around the property, largely laid to lawn and edged by mature trees. There is also a paved entertaining terrace situated to the west of the house.

The yard and outbuildings comprise of a substantial American barn encompassing 14 loose boxes and tack area. The brick barn also includes a garage, carport, five rubber lined foaling boxes and a large workshop/store room currently used as retail premises. There are two further American barns, one of which is used as a forge and the other for storage. Finally there is an open bay barn situated closest to the paddocks. The land itself is of good quality being gently sloping and the paddocks are separated by post and rail fencing with additional mains electric fencing and water supply.

Wangfield Farm is situated in the popular village of Curdridge just outside Botley. The area offers a wealth of bridleways and is within easy reach on the M3 and M27 road networks. Mainline rail links can be found at Botley Train Station whilst Southampton Airport is also just a short drive away. The region is extremely popular with equestrian enthusiasts with the premier competitive equestrian venues of Quob Stables in Durley, Crofton Manor in Stubbington and Sparsholt College in Winchester being close by.

N.B It should be noted that this property is subject to an occupancy tie to person/s solely or mainly employed at Wangfield Farm.





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SUMMARY OF ACCOMMODATION GROUND FLOOR

- Entrance Hall
- Shower Room
- Study
- Sitting Room
- Kitchen Dining Room
- Formal Dining Room

FIRST FLOOR

- Master Bedroom with Dressing Area and En Suite
- Guest Bedroom with En Suite
- Two Further Bedrooms
- Family Bathroom

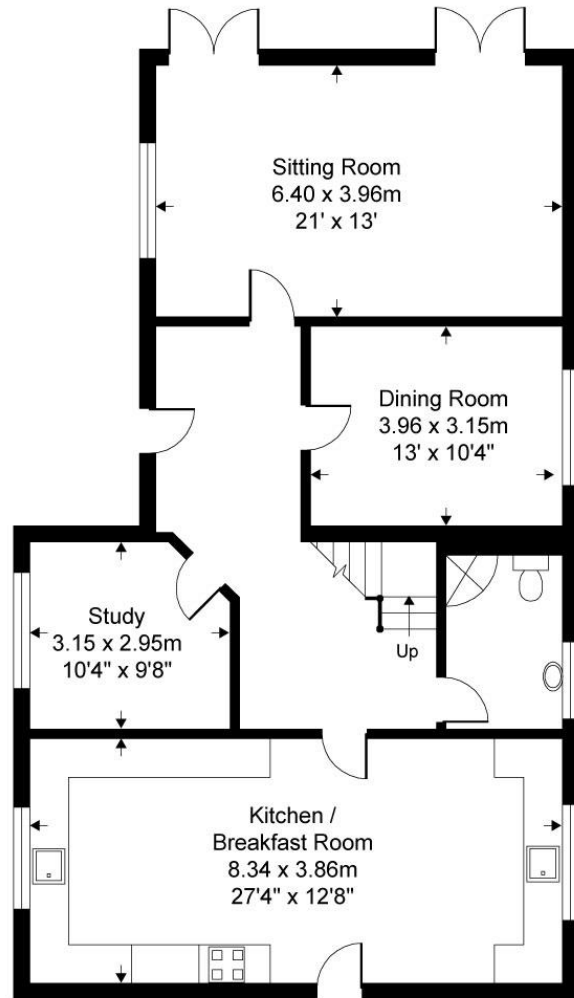
SUMMARY OF FEATURES

- Ideal Small Holding or Equestrian Enterprise
- Existing Commercial Usage
- Quiet Private Position
- Pleasant Hacking Out on the Doorstep
- 19 Stables
- 37 x 47m Sand School
- Further Agricultural Barns
- Excellent Paddocks with Electric Fencing and Water Supply
- Free Draining Chalk Land
- Substantial Four Bedroom Detached Farmhouse
- Large Barn with Potential to Convert to Annexe Accommodation (STPP)
- Easy Travelling Distance to Botley, Portsmouth, Southampton and Winchester
- Short Travelling Distance from Premier Competition Venues



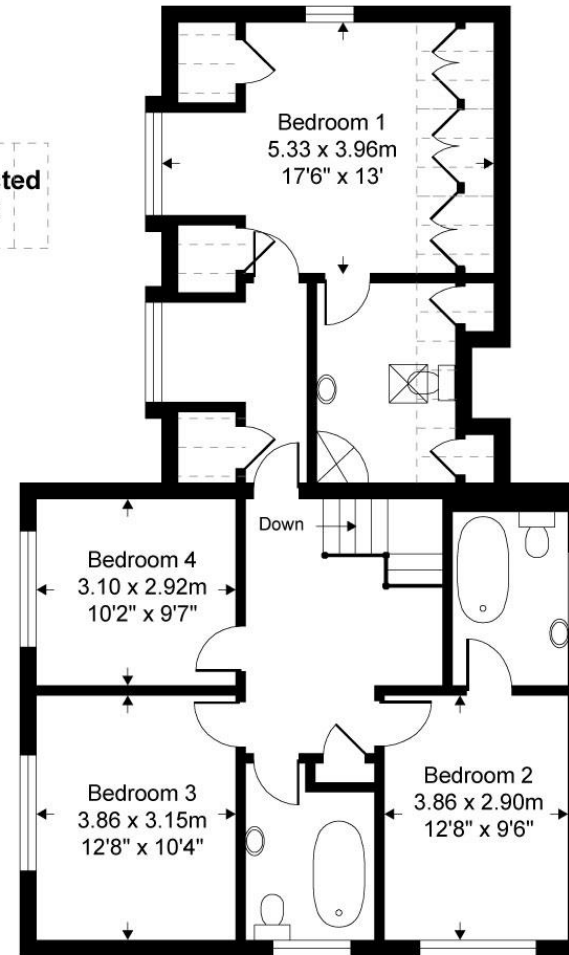


APPROX. GROSS INTERNAL FLOOR AREA 2031 SQ FT 188.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



GROUND FLOOR

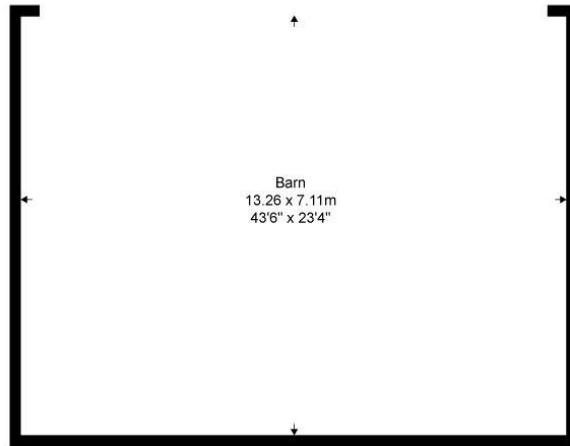
Denotes restricted head height



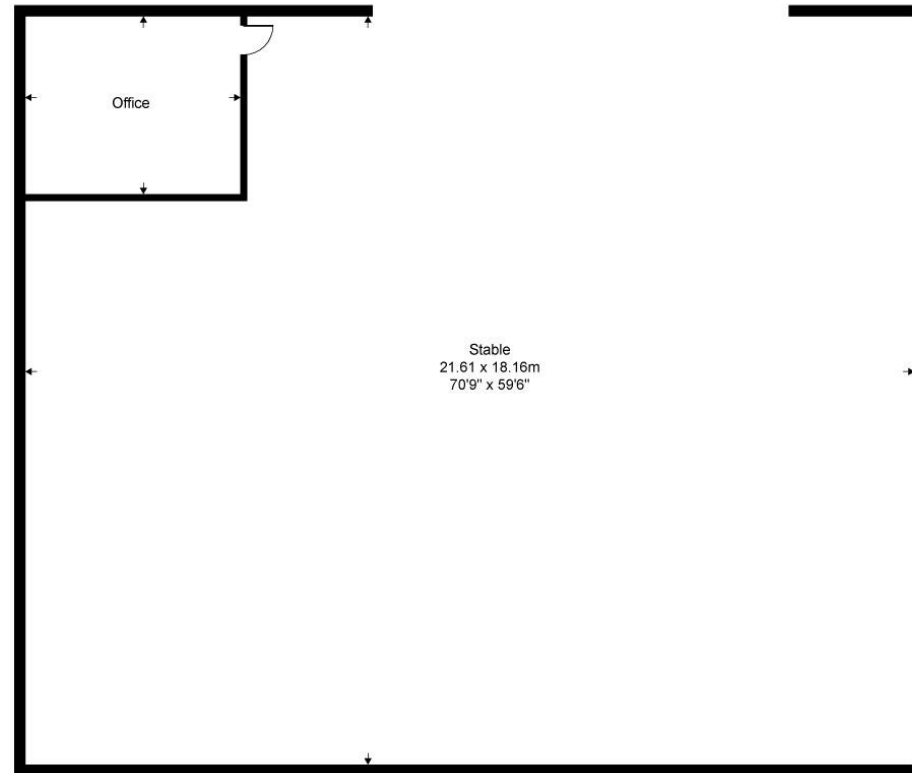
FIRST FLOOR

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.

OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 6699 SQ FT 622.3 SQ METRES

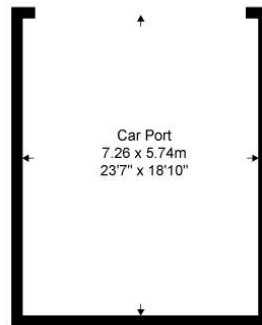


OUTBUILDING 2

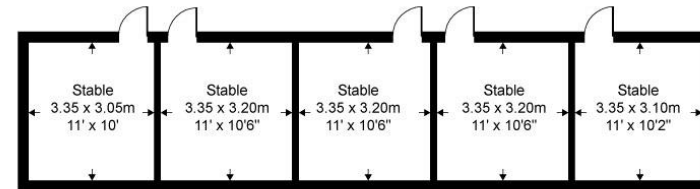


OUTBUILDING 1

Denotes restricted
head height



OUTBUILDING 4



OUTBUILDING 3

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DISTANCES

- Botley – 1.6 Miles
- Bishops Waltham – 3.3 Miles
- Southampton – 8.3 Miles
- Portsmouth – 13.5 Miles
- Winchester – 18 Miles
- London – 85 Miles

DIRECTIONS

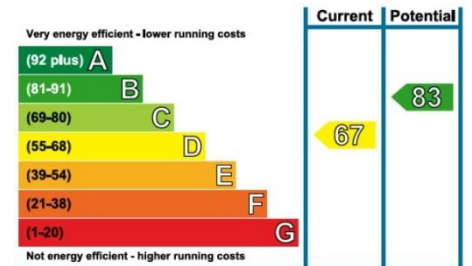
From Bishops Waltham proceed in a south westerly direction on the B3035 Botley Road signposted Botley and Curdridge. Follow the road for just under 3 miles and then turn right on to Wangfield Lane, sign posted Boorley Green. The drive to Wangfield Farm can be found approximately 550 meters along on the left hand side, immediately adjacent to Wangfield Farmhouse.

GENERAL INFO

TENURE: Freehold (with Occupancy Tie – see page 3)

SERVICES: Oil Fired Central Heating. (Mains Gas Available), Mains Drainage, Mains Electricity & Water

LOCAL AUTHORITY: Winchester City Council – Tax Band E (1730.12 2014/158). Rateable Value £1,100



**VIEWING STRICTLY
BY APPOINTMENT**

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