

Abbotts Barton Farmhouse Winchester



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6254 sq ft (581 sq m) | Freehold

Grade II* listed 5 bedroom farmhouse | 2 bedroom adjoining cottage
Double garage with workshop | About 1.2 acres of gardens and grounds

Guide price £2,950,000



An exceptional period farmhouse within striking distance of the city centre, but quietly positioned in about 1.2 acres of gardens and grounds.

A beautifully presented, family home, tucked away in a peaceful setting close to the River Itchen and the heart of Winchester.

The Property

Abbotts Barton Farmhouse is a wonderfully welcoming Grade II* listed home, set in a peaceful and private position on the northern edge of Winchester, close to the River Itchen and its beautiful water meadows. The house combines generous family accommodation with beautifully established gardens, creating a home that feels both characterful and exceptionally practical for everyday family life. The current owners have renovated and refurbished both the house and cottage over the years and both are immaculately presented.

At the heart of the house is the magnificent dining hall, with its timbered walls, high ceilings and large open fireplace with stone surround. It is an impressive yet wonderfully homely space, providing access to the principal rooms of the house. The oak-panelled drawing room is elegant and inviting, while the kitchen is very much the heart of the home, with a large inglenook fireplace, four oven AGA and flagstone floor. Beyond the kitchen is an excellent family room, providing a relaxed space for everyday living, children or entertaining. The ground floor also includes a useful utility room, pantry and cloakroom, while the rear hallway provides access to the extensive cellars and the original staircase to the first floor.

Upstairs, the accommodation is particularly well suited to family life. The magnificent vaulted principal bedroom occupies the eastern end of the house and sits alongside a large family bathroom. There are four further bedrooms, and an additional bathroom, providing plenty of flexibility for children, guests or working from home.

The Cottage

The adjoining cottage is a particularly versatile addition to the property. It can be accessed directly from the farmhouse or independently, making it ideal for older children, extended family, guests or those wanting additional space for work or hobbies.

The cottage has a lovely kitchen/dining room with flagstone floor, a separate sitting room with a beautiful stone fireplace and direct access to the rear garden. Upstairs are two bedrooms and a family bathroom, with a large cellar providing useful additional storage. The cottage is currently incorporated into the main house but could readily be separated if required.

Outside

The stunning gardens are a real feature of the property and provide an exceptional backdrop to the house and ensure privacy. A five-bar gate opens onto a gravel, tree-lined driveway leading to the rear parking area and detached garaging.

To the front, the secure, walled garden is beautifully established, with areas of terraced lawn, stone pathways, clipped box hedging, roses and specimen trees. A south-facing terrace immediately adjoining the house provides a lovely place for outdoor dining and entertaining.







Outside continued..

The rear garden is equally appealing, with a fruit and vegetable garden laid out in front of an Alitex greenhouse, which also serves as a delightful summerhouse. A small herb garden sits conveniently beside the kitchen, together with a number of useful outbuildings. The pretty brick and flint dovecot adds further character. A recent addition is the detached brick and flint double garage, with adjoining workshop. This has been built to a very high specification, to be suitable for those requiring space for vintage or sports cars. It keeps an ambient temperature and humidity. It provides excellent storage and space for a range of hobbies and their associated equipment.

Location

One of the property's greatest attractions is its combination of tranquillity and convenience. Although tucked away in a quiet residential setting, Abbotts Barton Farmhouse is within easy reach of central Winchester and the railway station.

The surrounding area is particularly well suited to family life, with Nuns' Walk, the River Itchen, nearby recreation grounds, River's Park and Winnall Moors all close by. There are wonderful opportunities for walking, cycling and enjoying the outdoors, while the city centre is easily accessible on foot.

Winchester offers an excellent range of shops, cafés, restaurants and cultural attractions, together with a strong selection of schools. The area is well served by both state and independent education, including St Bedes Primary School, Princes Mead, Twyford School, Pilgrims, Winchester College and St Swithun's, with Peter Symonds Sixth Form College also nearby.

In all, Abbotts Barton Farmhouse offers a rare combination of space, privacy, character and convenience: a substantial and beautiful house with genuinely versatile accommodation, wonderful gardens and all the ingredients of an exceptional long-term family home.

General

Local Authority: Winchester City Council
 Services: Mains water, gas, electricity and drainage.
 Council Tax Band: House - G Dairy Cottage - E
 EPC rating: D
 Mobile and broadband checker: information can be found here
<http://checker.ofcom.org.uk/en-gb/>

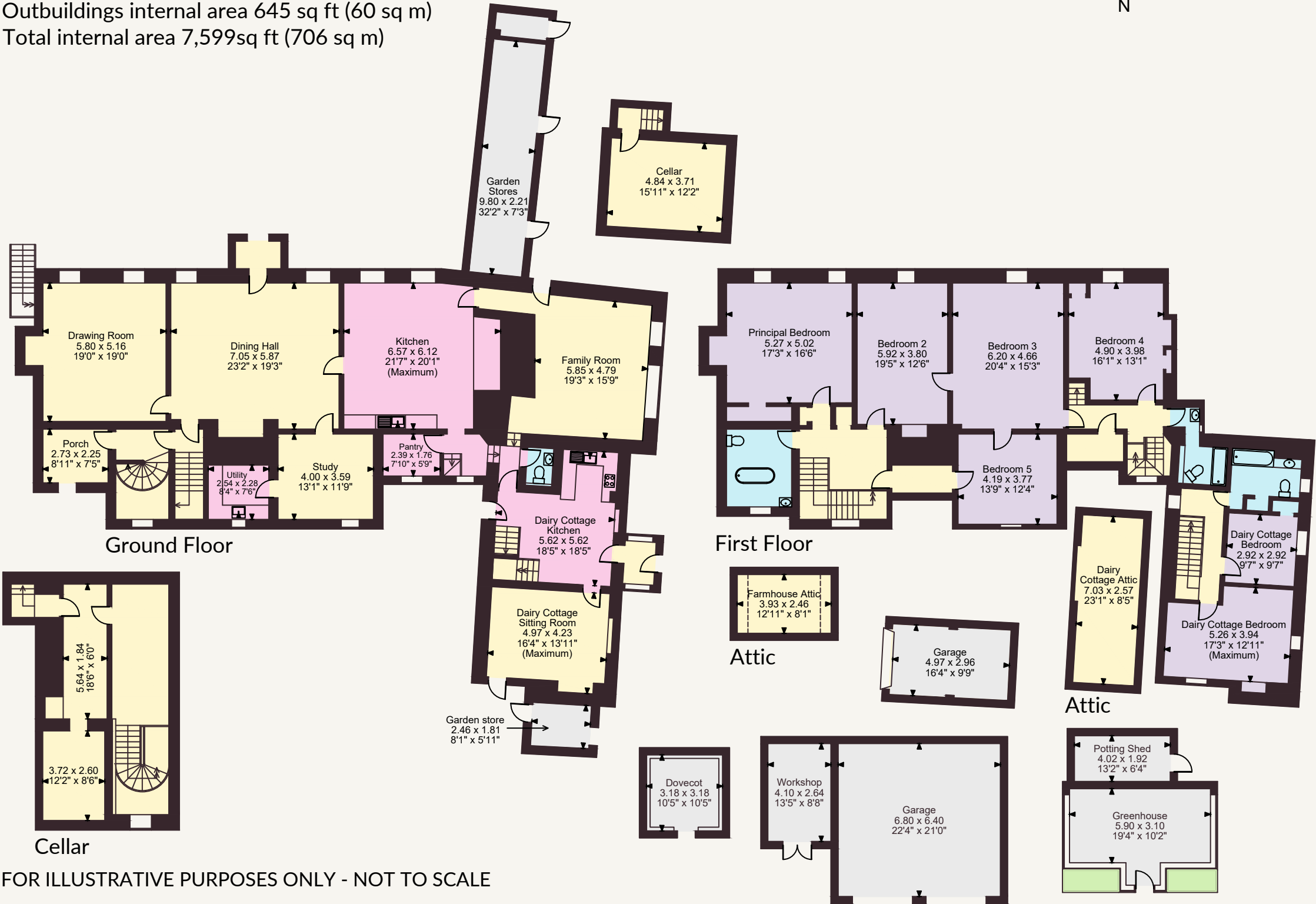
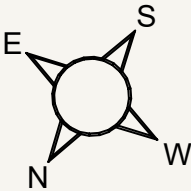


Dairy Cottage



Dairy Cottage kitchen

Abbotts Barton Farmhouse, Abbotts Barton, Winchester
Main House internal area 6,254 sq ft (581 sq m)(Inc. Cottage)
Garage internal area 150 sq ft (14 sq m)
Garage & Workshop internal area 549 sq ft (51 sq m)
Outbuildings internal area 645 sq ft (60 sq m)
Total internal area 7,599sq ft (706 sq m)



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Winchester
The Pump House, Garnier Road, Winchester, SO23
01962 869999 | winchester@struttandparker.com

@struttandparker [struttandparker.com](https://www.struttandparker.com)

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