



Abbotswood Farm


Sandy Lane, Romsey


**STRUTT
& PARKER**


BNP PARIBAS GROUP


Traditional farmhouse with outbuildings, stables, manège and about 7.33 acres.


Abbotswood Farm is a wonderful setting for anyone looking for a rural lifestyle. The house has been a much loved family home for many years, and has a separate 2 bedroom cottage, along with stables, a large barn, triple bay carport, workshop, manège, paddocks, gardens and a swimming pool.


**4 RECEPTION ROOMS**


**5 BEDROOMS**


**3 BATHROOMS**


**TRIPLE BAY BARN**

**7.33 ACRES**

**FREEHOLD**

**RURAL**

**3449 SQ FT**

**GUIDE PRICE £2,000,000**

The property

With origins believed to date from 1706, Abbotswood Farm, formally a farm that formed part of Romsey Estates. The house now sits in about 7.33 acres of gardens and grounds and enjoys a wonderful rural outlook. The main house has well proportioned accommodation over two floors and has plenty of charm and period features. On entering there is a generous and welcoming hallway with an inglenook fire place and wood burning stove, from here the reception spaces are all accessed. There is a very impressive dining room which has wooden floors and beams, and there are french doors out into the gardens. There is a cosy sitting room with a brick fireplace and a woodburning stove, there are lovely low windows to enjoy the view out over the pretty front garden. A study is also accessed from the hallway and enjoys views out over the rear gardens. There is a family room which has been a great playroom over the years, and has French doors out into the garden. An inner hall provides access into the

kitchen, and has a cloakroom off it. The kitchen really is the heart of this house and has traditional wooden shaker style units, flagstone floors and the all important Aga. There is a central island with breakfast bar, and in the bay window is space for a sofa. There is also an excellent pantry. The kitchen opens out into a lovely bright dining area which has a partially glazed roof and bifold doors that open out on the terrace and gardens beyond. A stable door leads from the kitchen to the useful utility/boot room which completes the ground floor accommodation. Stairs lead up to the first floor, where there is a wide galleried landing which has space for additional seating. From here there is a step up into the principal bedroom suite which has a dressing room and shower room. There is a second bedroom with en suite shower room, there are three further bedrooms and a lovely family bathroom with a roll top bath and separate shower.

The Dairy

There is a separate two bedroom cottage, which also







Outside

The house is approached via a track which is owned by the house. Electric five bar gates open into the former farm yard, a lovely courtyard made up of the house and accompanying traditional buildings. The Dairy Cottage, a large agricultural barn, the stable block, the triple bay barn and workshop and a pretty traditional granary on saddle stones. To the front of the house is an area of lawn and pretty shrub and herbaceous borders. To the rear of the house is a large paved terrace which overlooks the gardens and grounds, where there are some beautiful specimen trees. There is a heated outdoor swimming pool (currently used daily!) which enjoys a lovely view across the neighbouring countryside. A flight pond has also been created, which attracts a fantastic array of bird and wildlife. There are paddocks with water supply and a fantastic manège for schooling, which measures 40m x 20m.

Location

Abbotswood Farm is positioned on the edge of the historic market town of Romsey, in the Test Valley, and is ideally positioned for access to Stockbridge from 9.5 miles, Winchester from 11 miles, and The New Forest from 10 miles. Romsey benefits from an extensive range of amenities including boutique shops, restaurants, cafes and public houses. Excellent catchment area schools include Romsey Primary and Romsey Academy. Embley School is a private co-educational school for pupils aged 2 to 18 located in Embley Park in Wellow from 2 miles away. Romsey Railway service to London Waterloo with changes at Southampton Airport parkway or direct train services from Winchester from 58 minutes. (time and distance approximate). The M27 can be accessed at junction 3, about 3 1/2 miles distant. The major centres of Salisbury, Southampton, Winchester and Portsmouth are all easily accessed.



Nearby Stations

- Romsey 2.2 miles
- Southampton Airport Parkway 9.1 miles
- Southampton Central 10 miles

Key Locations

- Stockbridge 9.5 miles
- Southampton 9.7 miles
- Winchester 11 miles
- Salisbury 19 miles

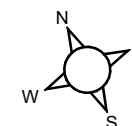
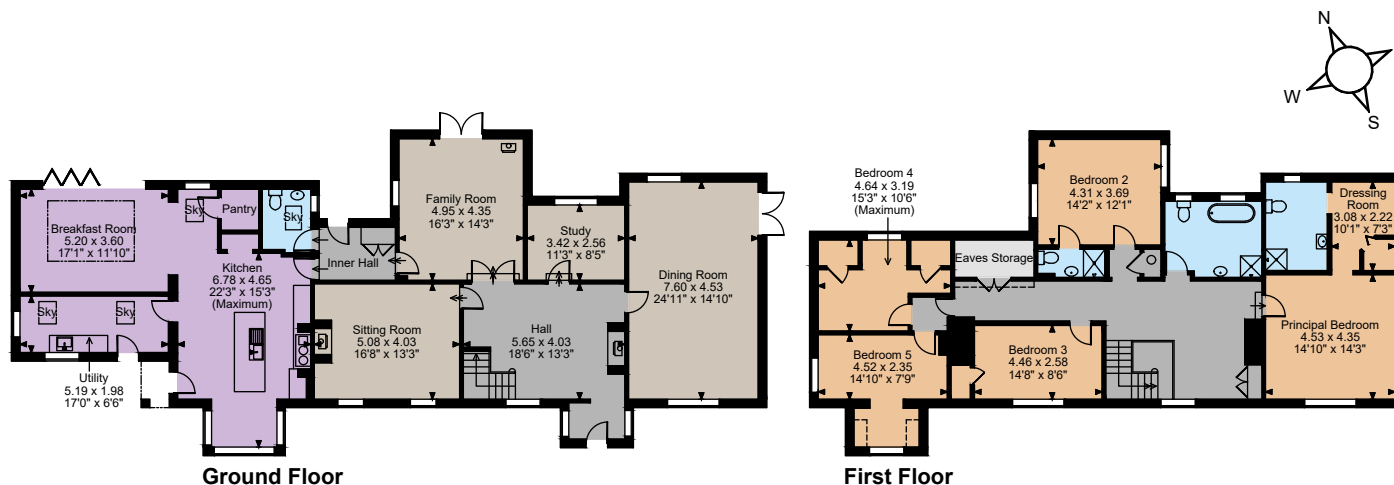
Nearby Schools

- Romsey Primary School 1.4 miles
- Romsey Abbey C of E Primary 2.3 miles
- Stroud School 2.5 miles
- Embley 4.6 miles
- King Edward VI School 9.2 miles









Floorplans

Main House internal area 3449 sq ft (325 sq m)
 Barn Building internal area 2,695 sq ft (250 sq m)
 Stables & Granary internal area 885 sq ft (82 sq m)
 The Dairy Building internal area 686 sq ft (64 sq m)
 Total internal area 7,765 sq ft (721 sq m)

Directions

Post Code SO51 0PD

what3words: ///perfected.gateway.minute

General

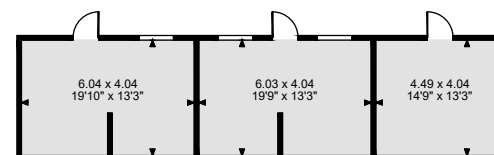
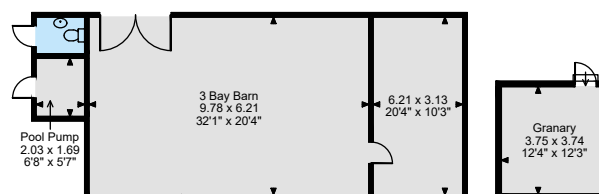
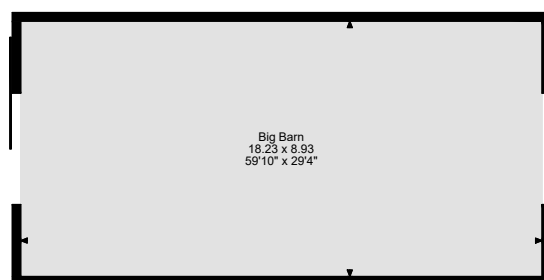
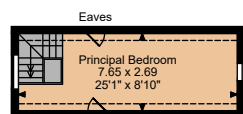
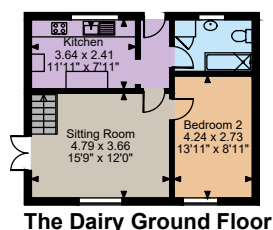
Local Authority: Test Valley

Services: Mains electricity and water. Calor gas fired central heating, Private drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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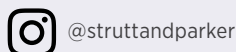
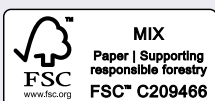
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