



Titlarks Farm
Vicarage Lane, Curdridge



Timeless farmhouse character, maintained to an exceptional standard.

Wonderful period features are found throughout this house, which provides well laid out accommodation. Sitting in attractive gardens with a tennis court and swimming pool and lovely views over the countryside beyond, the house is in a quiet position, with excellent amenities and communication links close by, but with a rural feel.



4 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



GARAGE



1.78 ACRES



FREEHOLD



VILLAGE



3838 SQ FT



**GUIDE PRICE
£1,950,000**



The property

Titlarks Farm is believed to date back to the 1600s and was extended in the 1970s. This is only the second time in some forty years that the house has been on the market. An attractive Flemish brick built home with tiled roof, the rooms are well proportioned and bright and have a wealth of features typical of a house of this era, with areas of exposed brick and some beams, although these do not dominate the spaces. The house is well proportioned, with the main house offering 3838 sq ft of accommodation over two floors. Unusually for a house of this age, the ceiling heights are generous. During the work in the 1970s the floors were lowered. The welcoming entrance hall has plenty of character, with flagstones leading you to the reception rooms. A lovely drawing room is found at the back of the house, an elegant room, which has French doors out onto the terrace and the dual aspect enjoys both the light, views of the garden and countryside beyond. There is a snug, which has an impressive brick fireplace with a wood burning stove and wooden floors follow through into the formal dining room where this generous room has French

doors out onto the terrace and pool area. The kitchen/ breakfast room has been upgraded in recent years, and is now an excellent "cooks kitchen" with a central island and bespoke cabinetry and high end integrated appliances, including a dual control electric Aga. There is also space for a breakfast table. There is a useful utility room adjacent to the kitchen, along with a shower room which is conveniently placed for access out to the terrace and swimming pool. The ground floor accommodation also has a further sitting room, with an impressive brick fireplace and wood burning stove, and built in cupboards and shelving. The study has a built in cupboard and bookcases. The first floor has a wonderful open landing, adding to the feeling of space. The principal bedroom is to the rear of the house and has a wonderful view across the gardens and countryside beyond. It also has an en suite shower room and a walk-in wardrobe. There are two further bedrooms, both with en suite bathrooms, and a further two bedrooms that share a family bathroom. All the bedrooms have built in storage.



Outside

A sweeping gravel driveway leads to the front of the house where there is a carriage driveway with ample parking for several vehicles and access into the garage. To the rear of the house is a paved West facing terrace which is perfect for outdoor dining and entertaining and overlooks the generous (12mx6m) swimming pool and the countryside beyond the grounds. There is an extremely well looked after tennis court which was added in 2015. The mature gardens are mainly laid to lawn, with carefully planted shrub and herbaceous borders. There is an enclosed kitchen garden and fruit trees.

Location

The property is situated within the rural village of Curdridge, which sits between the picturesque market towns of Botley, Bishops Waltham and Wickham and is only a short drive from the vibrant city of Southampton and within easy reach of the historic cathedral city of Winchester. In nearby Botley, there is a train station which provides good rail links to London. Each of the towns offer an excellent range of

amenities with convenience stores, independent boutiques and eateries. Aside from the rail links at Botley station the property is also well positioned for access to the A34, M27 and M3 road networks, providing swift access to London and the south coast. Curdridge provides a network of local footpaths and bridleways for walking and riding in the lovely surrounding countryside. The surrounding areas of Winchester have a wide selection of well-respected private schools.



Distances

- Bishops Waltham 3.4 miles
- Southampton 9.5 miles
- Winchester 14 miles

Nearby Stations

- Botley 0.3 miles
- Southampton 9.5 miles
- Winchester 15 miles

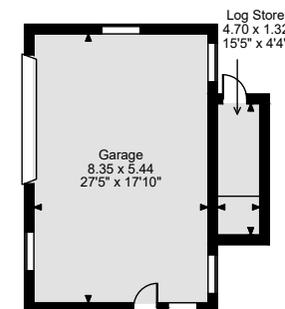
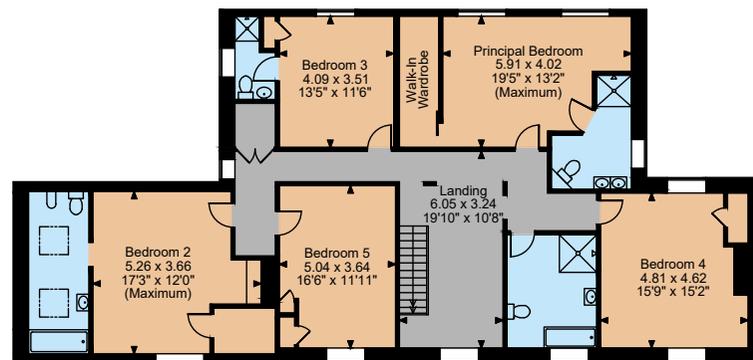
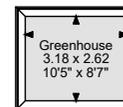
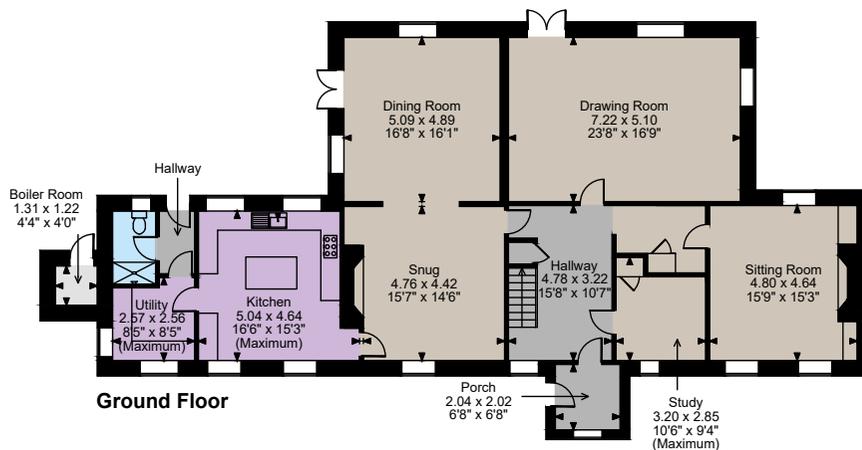
Key Locations

- Southampton Airport 7.2 miles
- Heathrow Airport 66 miles

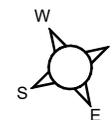
Nearby Schools

- Curdridge Primary School
- Twyford Prep School
- King Edwards VII School
- St Swithuns School
- Portsmouth Grammar School





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

House internal area 3,838 sq ft (357 sq m)
Garage internal area 489 sq ft (45 sq m)
outbuildings internal area 148 sq ft (14 sq m)
Total internal area 4,475 sq ft (416 sq m)
For identification purposes only.

Directions

Post Code SO32 2DP

what3words: ///different.offshore.commended

General

Local Authority: Winchester City Council

Services: Mains electricity, gas, water and drainage.

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

Council Tax: Council Tax Band H

EPC Rating: C

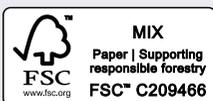
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