



Oaktree Farm, Pains Hill, Lockerley, Romsey, Hampshire

For the finer things in property.



# Oaktree Farm Pains Hill, Lockerley, Romsey, Hampshire SO51 0JE

Set in its own grounds of more than 6.7 acres, a recently-renovated family home in a peaceful location commanding far-reaching rural views, extensive gardens and accompanying paddocks and stabling.

Romsey 6.3 miles, Winchester 16.8 miles,  
Salisbury 13.4 miles, Southampton 16.6 miles

Sitting room | Study/TV room | Kitchen/  
living/dining room | Utility with walk-in pantry  
Cloakroom | Principal bedroom with en suite  
bathroom | 3 Further double bedrooms | Family  
bathroom | Separate home office | Stables and  
outbuildings | In all about 6.7 acres

EPC Rating D

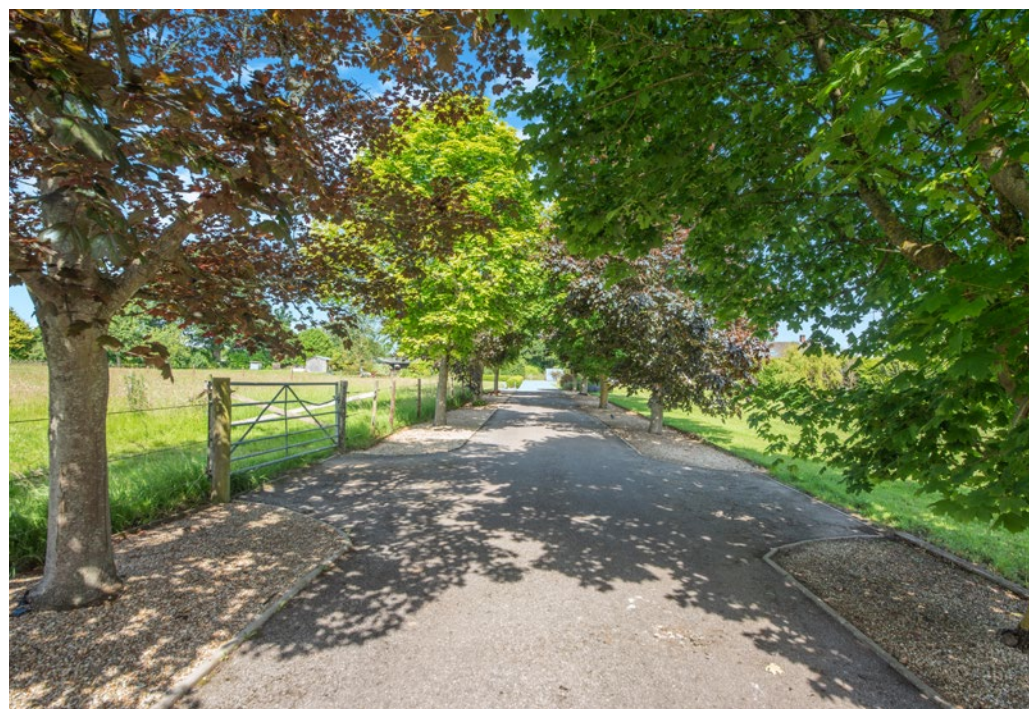
## The property

The house sits in a wonderful position overlooking its own south-facing land with far-reaching views over the unspoilt countryside which surrounds it. The house has been significantly updated in recent years and provides well laid out entertaining and accommodation over two floors. Of particular note is the incredibly light open plan kitchen, and associated living and dining space, with limestone flooring throughout. The kitchen has a range of wall and base units, a central island with breakfast bar, integrated appliances, and modern AGA with gas hob. A cosy family area leads into the extended dining area with a vaulted ceiling and bi-fold doors on two sides opening onto a large, sun-drenched terrace

which captures maximum sun and light year-round – fabulous for outdoor entertaining. Extending from the main dining room is a covered veranda area providing additional living/entertaining space all year round. The spacious sitting room, with central gas fireplace, offers bi-fold doors opening onto the terrace. In addition, there is a study/tv room and a utility/boot room. There is a cloakroom to the lower floor. On the first floor the principal bedroom has built in wardrobes and en suite bathroom with separate shower plus three further generously sized double bedrooms, all with built in wardrobes, and a family bathroom.

## Outside

The house is approached via a post and rail fenced entrance with five bar gates, up a long maple-tree lined driveway. There is ample parking for multiple vehicles. Adjacent to the house is a home office which also provides substantial loft storage space. To the west of the house sit the stables, comprising 4 loose boxes and a tack room. There are further outbuildings, including a machinery shed, a field shelter currently used as an external bar/entertaining space and a three-bay barn with planning for a further 9m x 5m building. The stabling and barns offer opportunity for conversion opportunities subject to the usual consents. The gardens extend to approximately an acre and have been mainly laid to lawn with some shrub and herbaceous borders and incorporating a wildflower meadow – a haven for bees and many species of birds. Beyond the gardens lie a further 5.7 acres of paddocks – all with separate water supply and electric fencing.



## Location

The house sits in a quiet, secluded, elevated position immediately outside the village of Lockerley and is surrounded by large areas of farmland which is used for various arable cropping. Located between the cathedral cities of Winchester to the east and Salisbury to the west, it is also on the edge of the Test valley and close to the New Forest. The village is in an area renowned for its beautiful countryside which is crisscrossed with a wide selection of footpaths providing beautiful walking accessed immediately from the rear of the property. The historic – and highly regarded – market town of Romsey is nearby offering a range of boutique shops, pubs and restaurants as well as a renowned supermarket and regular market days in the town square.

Access to London and beyond is excellent with fast and regular mainline train services to London Waterloo from Winchester (60 minutes) and nearby Gaterley (70 minutes). International airports are also within easy reach – Heathrow (75 minutes), Southampton (25 minutes) and Bournemouth International (40 minutes).

There are many diverse recreational activities, racing at Salisbury, Newbury and Wincanton. Golf at nearby Bramshaw, Hamptworth Country Club and Royal Winchester. Excellent chalk stream fishing on the river Dun (which runs through Lockerley) and on the river Test. Other outdoor pursuits are also available locally. Sailing, fishing and marinas are close by on the Solent. Theatres at Winchester, Southampton, Salisbury and Basingstoke.

There is excellent access to schooling; Embley, Farleigh, Chafyn Grove and Stroud are all within easy reach; Godolphin, Bishops Wordsworth and South Wilts Girls Grammar are nearby in Salisbury along with St Swithun's and Peter Symonds in Winchester as well as KES in Southampton. There are highly regarded local primary schools in Lockerley and Awbridge and secondary schools in Romsey and Stockbridge.







Area: 6.704 acres (2.713 ha)

0m 20m 40m 60m

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## Floorplans

House internal area 2,572 sq ft (239 sq m)

Garden Office & Store (above office) internal area 538 sq ft (50 sq m)

Stables 679 sq ft (63 sq m)

Barn, Field Shelter and Store 939 sq ft (87 sq m)

In all about 4,728 sq ft (439 sq m)

For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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## Directions

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## General

**Local Authority:** Test Valley Borough Council

**Services:** Mains electricity and water. Oil fired central heating. Private drainage. We understand that compliance for the private drainage has not yet been established. Further information is being sought.

**Council Tax:** G

**Tenure:** Freehold

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority

**Offers In The Region Of:** £1,600,000

## Winchester

6 Jewry Street, Winchester SO23 8RZ

**01962 869999**

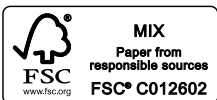
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