



Home Farm, Reading Room Lane, Curdridge, Hampshire

For the finer things in property.



Home Farm

Reading Room Lane, Curdrige, Hampshire SO32 2HE

Modern home with equestrian facilities and planning permission to create further accommodation

Botley 2.7 miles, Bishops Waltham 3.1 miles, Wickham 3.7 miles, Southampton 8.1 miles, Winchester 13.6 miles

Four bedroom detached house | Double garage with office above | American barn with 10 loose boxes | 60m x 20m outdoor arena | Ancillary accommodation | Planning permission | About 5.7 acres | EPC Rating C

The property

Home Farm is an individually built family home set in over five acres including paddocks and a range of equestrian facilities. Designed and built by the current owners, the main house comes with planning permission to substantially extend offering potential to create a modern family house in a beautiful location.

The accommodation is laid out over two floors. The ground floor comprises a welcoming reception hall with a cloakroom, from here is accessed the sitting room which has a dual aspect outlook to the front and rear enjoying views across the garden and paddocks beyond, this leading through to the formal dining room. Both rooms have patio doors and access to the garden and offer a bright and airy feel. The kitchen/breakfast room enjoys lovely views and has been fitted with a range of wall and base units with granite work surfaces, there is space for an American-style fridge freezer and a range cooker. A useful utility room completes the

ground floor. The first floor provides access to four good sized bedrooms and two bathrooms including a principal bedroom with an en-suite.

To the side of the property sits a spacious double garage with utility area at the rear and large studio/office space above. The house has been well looked after but could now benefit from some updating.

Outside

The house sits centrally in its grounds. The gardens to the front and side of the property are mainly laid to lawn and are enclosed by three bar post and rail fencing denoting the paddocks from the formal garden area to the rear of the house.

There are significant equestrian facilities including ten stables, a feed room, tack room, two wash bays, grooms' quarters with kitchen and sitting room, international sized (60' x 20') Martin Collins surface ménage, a five-horse walker and four large paddocks enclosed by three bar fencing. Additionally, there is a one-bedroom split level apartment situated within the barn and stable area making ideal staff quarters, although this does now need refurbishment. This accommodation consists of a large living space and stairs leading to the first floor where a bedroom can be found.



Planning Permission

There have been several consents granted historically on the site including replacing the existing house.

There is current consent to construct a 2-bedroom bungalow with a detached garage, the details of which can be found on the Winchester City Council planning portal with the reference number - 21/02938/FUL

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

Location

The property is situated within the rural village of Curdridge, which sits between the villages of Botley, Bishops Waltham and Wickham. Only a short drive from the vibrant city of Southampton and within easy reach of the historic cathedral city of Winchester. The pretty towns of Bishops Waltham and Botley are just a few minutes' drive away, with Botley train station providing good rail links to London. Both 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.



Floorplans
 House internal area 1,643 sq ft (153 sq m)
 Garage internal area 304 sq ft (28 sq m)
 Floor above garage internal area 402 sq ft (37 sq m)
 Annexe internal area 2,536 sq ft (236 sq m)
 Stables internal area 2,508 sq ft (233 sq m)
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8589594/JLW



Directions

What3Words: ///rejected.thankful.lecturing

General

Local Authority: Winchester City Council
Services: Mains electricity, water, gas and drainage. Under floor ground source heat pump heating.

Council Tax: Band F

Tenure: Freehold

Agents Note: The property benefits from two licences from Winchester City Council for the breeding and home boarding for dogs, which the vendor has undertaken commercially for 10 years.

Overage clause: A development overage will be implemented on the land. Please ask for details.

Guide Price: £1,600,000

Winchester

6 Jewry Street, Winchester SO23 8RZ

01962 869999

winchester@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited