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Foxhills Farm West Wellow OIEO £1,750,000

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# Agents Comments

Foxhills Farm is a rare opportunity to acquire a wonderful equestrian complex with facilities that have been majorly improved by the current owner.



## 01794 322999

# **Foxhills Farm** West Wellow SO51 6DS

## **Summary of Features**

- S First class equestrian facility with 23 acres and 23 stables on the edge of the New Forest
- Solution Five bedroom family home subject to an equestrian occupancy condition
- 20m x 40m indoor school and 20m x 60m floodlit outdoor school
- Monarch five bay horse walker, solarium, feed room and various dry storage
- 8 Highly desirable rural area with excellent transport links and access to the New Forest National Park with good immediate hacking
- Successful livery business with plenty of scope to improve revenue

### Introduction

#### Description

A UPVC door opens to the entrance hall which viewing area and lighting, a 20mx60m post and rail the high ceilings and feature brick walling are and horse turnout for all paddocks.

**Agents Notes** 

hacking within easy access of the New Forest four bedrooms served by a bathroom and separate

excellent family living space. The free draining easily entertain a dressing room to serve the land is divided into manageable sized paddocks bedroom which has an adjoining ensuite bathroom

## Outside

approached via automated gates to an exceptional gravel turning area with parking for many vehicles,

features fully tiled flooring with oak staircase, floodlit outdoor school with mirrors and Monarch the garden. The kitchen is principally equipped faces inwards towards the huge courtyard. There is in a range of oak units with marble effect an American barn hosting six stables, tack room space for the largest of dining table and chairs. approximately 23 acres and is separated into woodburning stove inset into a brick and stone troughs. The land is light, free draining sand base,

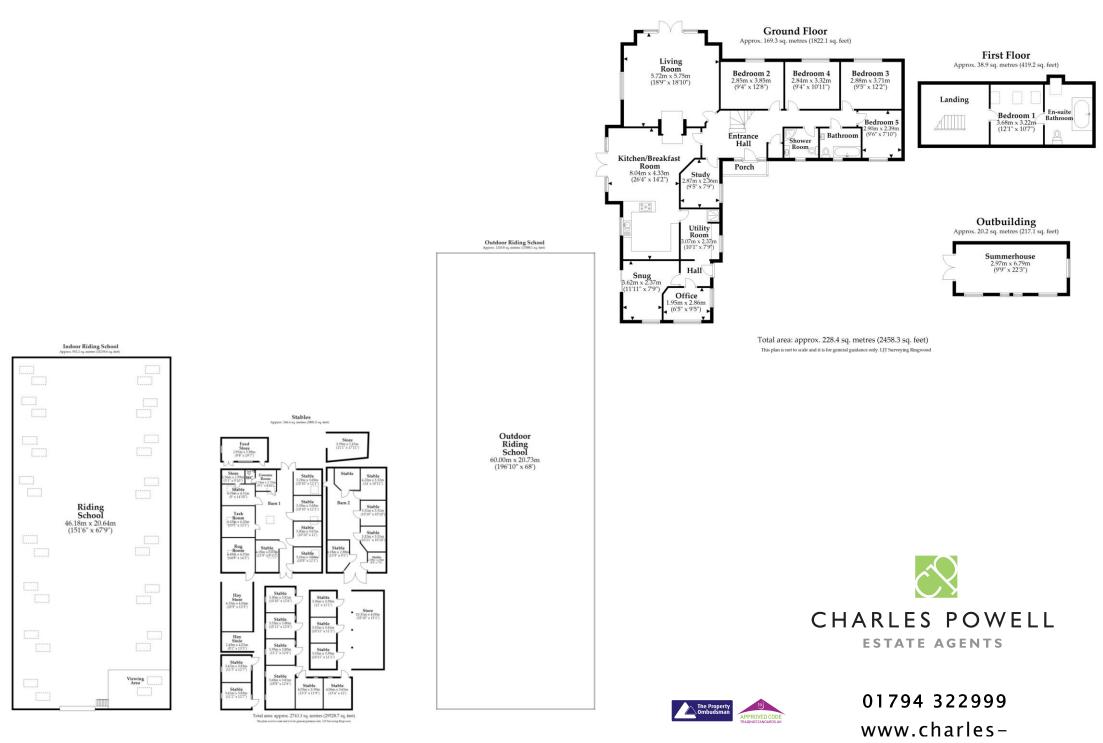
drainage. The paddocks are enclosed by post and rai and electric stud fencing. Foxhills Farm is subject to an

#### Location

a short distance providing a more extensive range of

#### Directions

the Sherfield English crossroads with Gilberts Nursery



We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the