



CHARLES POWELL  
ESTATE AGENTS

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Foxhills Farm  
West Wellow  

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OIEO £1,750,000



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.



# Foxhills Farm

## West Wellow

### SO51 6DS

#### Summary of Features

- ❖ First class equestrian facility with 23 acres and 23 stables on the edge of the New Forest
- ❖ 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
- ❖ 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

Foxhills Farm is a fine equestrian facility approaching 23 acres enjoying an uncompromised semi rural setting with excellent hacking within easy access of the New Forest National Park. The accommodation comprises a modern detached residence approaching 2200sqft and an extensive range of equine buildings and facilities currently run as a commercial livery venture subject to its equestrian tie occupancy. The property is well proportioned with potential to convert the sizeable first floor, but already providing excellent family living space. The free draining land is divided into manageable sized paddocks with post and rail fencing and electric stud fencing, all served by water troughs. There are excellent indoor and outdoor schools with 23 stables, associated storage and Monarch five bay horse walker. Occupying an elevated setting in the popular village of West Wellow, Foxhills Farm will appeal to equestrian buyers looking to run a livery business, competition yard or stud farm.

#### Description

A UPVC door opens to the entrance hall which features fully tiled flooring with oak staircase, doors and a useful cloaks cupboard. The kitchen breakfast room is of excellent dimensions enjoying much natural light via double doors to the garden. The kitchen is principally equipped in a range of oak units with marble effect worktops. There are integrated appliances including a five ring gas hob with extractor over, double oven and in the dining area, ample space for the largest of dining table and chairs. The feature focal point is the dual view woodburning stove inset into a brick and stone surround with oak mantle, viewing into the sizeable dual aspect sitting room. Within here the high ceilings and feature brick walling are

complemented by the large double doors and side panels overlooking the west facing garden and paddocks beyond. On the ground floor there are four bedrooms served by a bathroom and separate shower room but are flexible in their usage along with a study. There is a useful boot room which serves a utility room with shower cubicle and accesses the garden. There is also a dual aspect room with sliding doors to the south aspect which could serve as a snug of office. There is also a useful adjoining store.

The first floor hosts a galleried landing which could easily entertain a dressing room to serve the bedroom which has an adjoining ensuite bathroom hosting a large Jacuzzi bath.

#### Outside

The property enjoys an attractive private garden, predominantly lawned overlooking the paddocks and woodland beyond. There is a modern timber gym and music studio. The facilities are approached via automated gates to an exceptional gravel turning area with parking for many vehicles, trailers and lorries. The equestrian facilities include a 20mx40m indoor school with mirrors, raised viewing area and lighting, a 20mx60m post and rail floodlit outdoor school with mirrors and Monarch five bay walker. The 23 stables are divided into three separate buildings. The modern eight stable block has been designed with a tower clock and faces inwards towards the huge courtyard. There is an American barn hosting six stables, tack room, grooms room and WC. A further barn hosts 5 stables, a pony box and three loose boxes to the side with storage area. The land amounts to approximately 23 acres and is separated into individual paddocks all served by mains water troughs. The land is light, free draining sand base, usually allowing all year turnout. There are grass tracks that provide entry to the fields for machinery and horse turnout for all paddocks.

#### Agents Notes

The property is served by LPG heating and private drainage. The paddocks are enclosed by post and rail and electric stud fencing. Foxhills Farm is subject to an equestrian and agricultural/forestry tie. EPC rating E.

#### Location

West Wellow offers ideal commuter links, enjoying a rural feel yet within easy reach of the M27 and A36 road networks and also benefits from stunning open countryside and farmland. There is excellent local schooling for all ages both in the state and private sector with a wealth of recreational facilities in the village of West Wellow. Wellow is well served with traditional village amenities including a post office, convenience store, choice of butchers, pharmacy and public house. The market town of Romsey is also within a short distance providing a more extensive range of amenities. Excellent local schooling for children of all ages is available and the beautiful New Forest National Park offers a wealth of outdoor activities and places of natural beauty to visit and explore.

#### Directions

From Romsey take the A27 towards Whiteparish and at the Sherfield English crossroads with Gilberts Nursery turn left into Foxes Lane (signposted to ford) Continue and the property is on the right hand side before reaching the ford.



