



CHARLES POWELL
ESTATE AGENTS

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Wicketts Green Farm
Landford

OIEO £1,000,000

“We instantly fell in love with Wicketts Green. The history, charm and character have been a privilege to reside within.”



“A unique home with opportunities for families to live together yet enjoy their own space, a place to keep horses, a functional facility with significant outbuilding or an income potential.”

Wicketts Green Farm

Landford

SP5 2EQ

Summary of Features

- ✦ **Five bedroom and four reception room farmhouse dating back to the 16th Century with a host of character features.**
- ✦ **A separate annexe of four bedrooms two ensembles and three reception rooms**
- ✦ **Plot approaching 3 acres with an opportunity for equestrian or the establishment of business subject to the usual planning consents.**
- ✦ **Substantial outbuildings including an open sided barn with permission to house approximately 14 caravans.**
- ✦ **Perfectly positioned for Salisbury, Romsey and Southampton with the M27.**
- ✦ **Triple Garage**
- ✦ **Set within close proximity of the New Forest National Park**

Introduction

A most impressive Grade II listed farmhouse of architectural and historic importance, complimented by a substantial separate dwelling known as 'The Old Carhouse' to comprise exceptional accommodation set within private grounds approaching 3 acres and over 8000 sq.ft. of outbuildings.

With origins believed to date back to the 15th century having formerly been in the ownership of the family of Lord Nelson, Wicketts Green Farm is nestled within grounds comprising formal gardens and paddock, set back from the thoroughfare and screened by mature firs on the fringes of the New Forest National Park in the popular village of Landford. The farmhouse is beautifully presented, retaining so much of the character and charm associated with its era including stunning Inglenook fireplaces, original exposed timbers and flagstone tiled floors. The accommodation is extensive, featuring five bedrooms and versatile reception rooms all enhanced by The Old Carhouse which offers a further four bedrooms and three reception rooms. With significant outbuildings and paddocks, this interesting dwelling is ideal for a wide range of requirements including the equestrian enthusiast, purchasers wishing to work from home, dual occupancy or an excellent income potential. The grounds offer a blend of formal gardens including a substantial lawned area, large evening lit patio terrace with attractive water feature, paddocks and substantial outbuilding including a triple garage and open side storage barn.

Description

Wickett Green Farm

The covered porch leads to the feature solid wood door providing access to the formal dining room where you are immediately immersed in the character of this impressive home. The kitchen is of a traditional cottage style with hand crafted solid wood units, Belfast sink and fitted Welsh style pine dresser, supplemented by a useful utility room with separate cloakroom area, plumbing for a washing machine and quarry tiled floor. The dining room centres upon an impressive Inglenook fireplace and age old hearth with a dual sided bread oven over flagstone flooring leading through to the sitting room. Here there is also an Inglenook fireplace with inset woodburning stove, attractive stain glass internal glazing and steps with glazed double doors to the music room. An inner hallway leads

to two versatile bedrooms serviced by the family bathroom. The hallway provides access to a study and separate family bathroom with elegant free standing bath, high level W/C and wash hand basin. An attractive three quarter turn staircase leads to the landing accessing the master bedroom suite with feature fireplace, ensuite bathroom and ample room for a four poster bed and dressing area. Bedroom two features an ensuite shower room and airing cupboard and feature Inglenook fireplace. A further doorway leads to the attic room where two further bedrooms are serviced by a separate cloakroom.

The Old Carhouse

This is a wonderfully versatile property with extensive ground floor accommodation easily convertible into further bedrooms or reception rooms. A door leads into the attractive vaulted kitchen with hand craft pine units, granite worktops with Belfast sink, and integrated Neff appliances include slimline dishwasher, fridge freezer and washing machine all over a stone tiled floor. A door leads into the dining room with ample space for a family dining suite, stable door to the courtyard and stairs leading to a bedroom. A further door leads to an inner hallway with a family bathroom comprising matching white contemporary suite including p-shaped bath, twin sinks with a cubed glass divide, and heated towel rail. A further three bedrooms, two with ensuite shower rooms are accessed from the hallway. The dual aspect sitting room is wonderfully bright with wooden French doors into the courtyard and currently hosting a pool table leading to the gym originally a milking shed.

Outside

Wicketts Green Farm sits in a private position set back from the thoroughfare, approached via a five bar gate and sweeping driveway that splits in two; a long tarmac driveway leading alongside the two dwellings to a substantial parking area and another to the open sided barn and courtyard with adjoining access to the post and rail enclosed paddock. The extensive front garden is predominantly lawned with an attractive pond and animal shelter/kennel, enclosed fencing and established evergreens. The formal gardens are mature and interspersed with a variety of ornamental trees, with flower beds leading to an extensive entertainment

terrace which has been landscaped with a water feature and attractive night lighting. There is an open sided barn with permission to house several vehicles and an attached triple garage ideal for vehicle storage.

Location

The village of Landford lies equi-distant between the Medieval city of Salisbury and the maritime city of Southampton. Landford is a sociable community with a range of local amenities including a post office, local convenience store, village hall, recreational park and public houses. Wicketts Green Farm is situated within close proximity to the New Forest National Park where there are over 200 square miles of historic unspoilt countryside of a richly diverse landscape. With its miles of footpaths, bridleways and cycle paths, along with sailing on the Solent, there is something for everyone. Local schooling is excellent in both state and private capacities; there is a New Forest Primary School with its outstanding Ofsted grade nearby, private schooling of the regarded Hampshire Collegiate in close proximity and is within catchment of the Salisbury Grammar Schools.

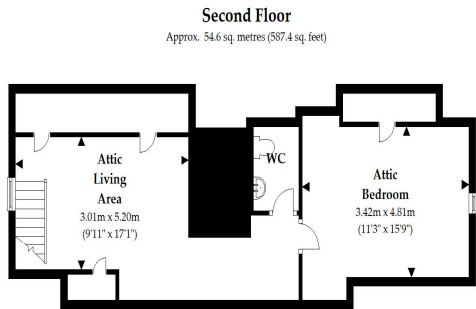
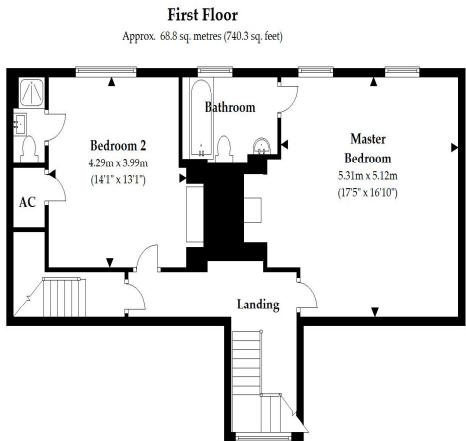
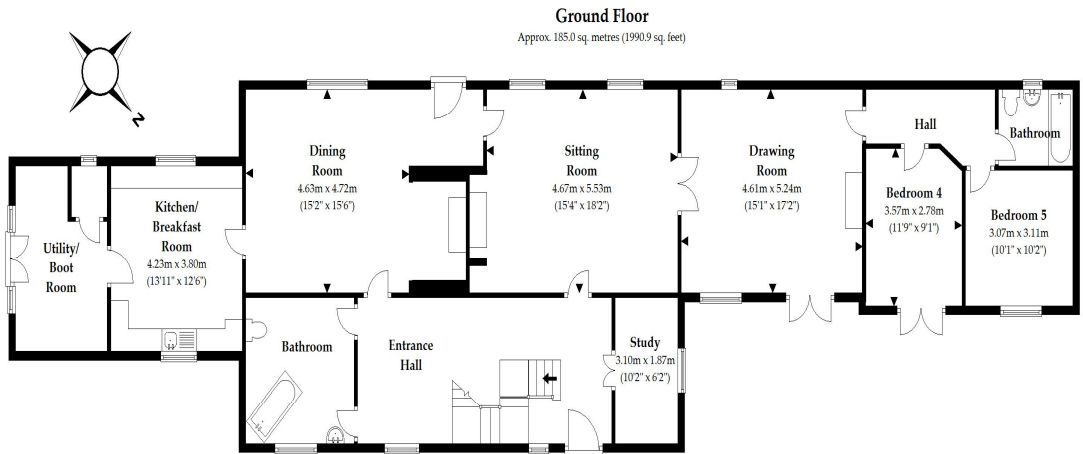
Agents Notes

Wicketts Green Farm accommodates a large family with potential to earn income from the land or outbuildings. The property is defined by mixed uses with a commercial and residential element which needs to be investigated thoroughly for financial lending. There is oil fired central heating and private drainage. Wicketts Green rateable value is Band F whilst The Old Carhouse is Band A.

Directions

From our office in Wellow take the A36 towards Salisbury passing through the village of Wellow and Plaitford. After the Landford Poacher public house the properties driveway is located on the right hand side opposite the exit for Northlands. For Sat Nav use SP5 2EQ.

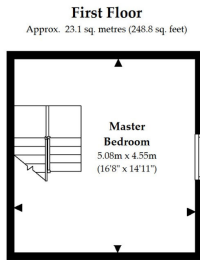
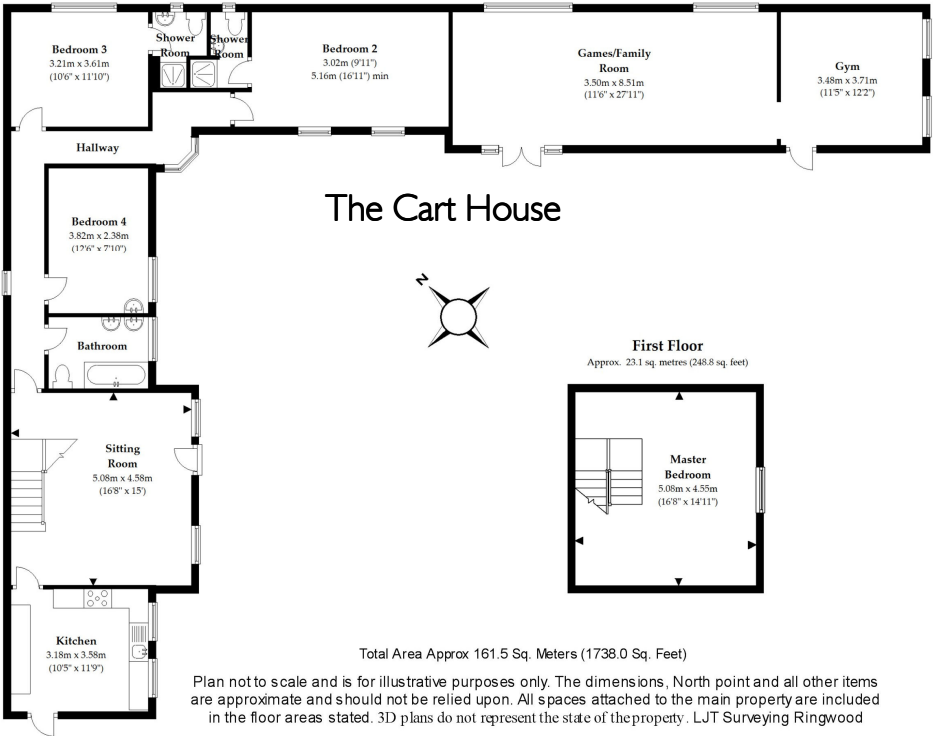
The Main House



Total area: approx. 308.3 sq. metres (3318.5 sq. feet)

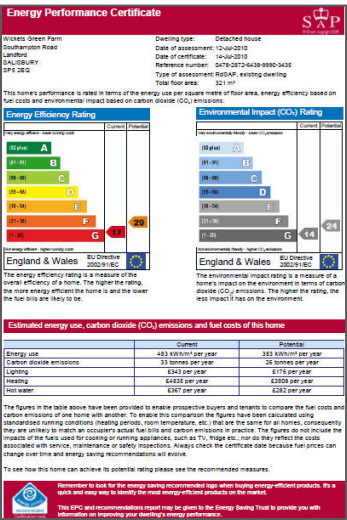
Plan not to scale and for illustrative purposes only. All spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

Ground Floor
Approx. 138.4 sq. metres (1489.2 sq. feet)



Total Area Approx 161.5 Sq. Meters (1738.0 Sq. Feet)

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