



CHARLES POWELL  
ESTATE AGENTS

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Wicketts Green Farm  
Landford

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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 16<sup>th</sup> 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 Carthouse' 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 Carthouse 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 Carthouse

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.

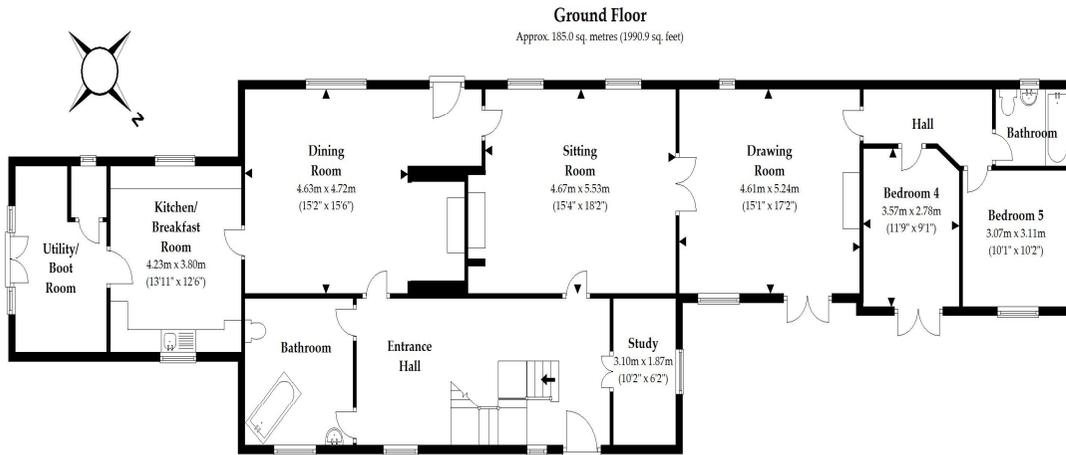
#### Agents Notes

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 Carthouse is Band A.

#### Directions

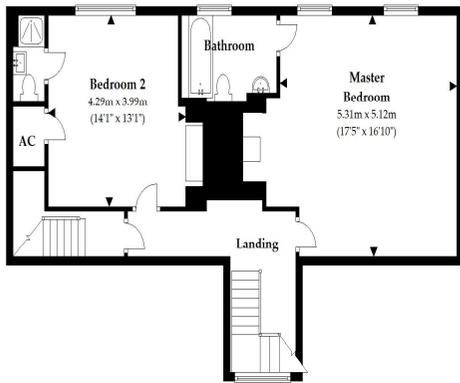
From our office in Wellow take the A36 towards Salisbury passing through the village of Wellow and Plaitford. After the Landford Poacher public house the properties driveway is located on the right hand side opposite the exit for Northlands. For Sat Nav use SP5 2EQ.

# The Main House



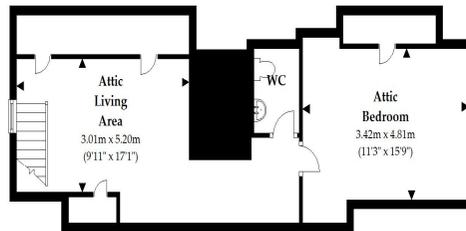
**Ground Floor**  
Approx. 185.0 sq. metres (1990.9 sq. feet)

**First Floor**  
Approx. 68.8 sq. metres (740.3 sq. feet)



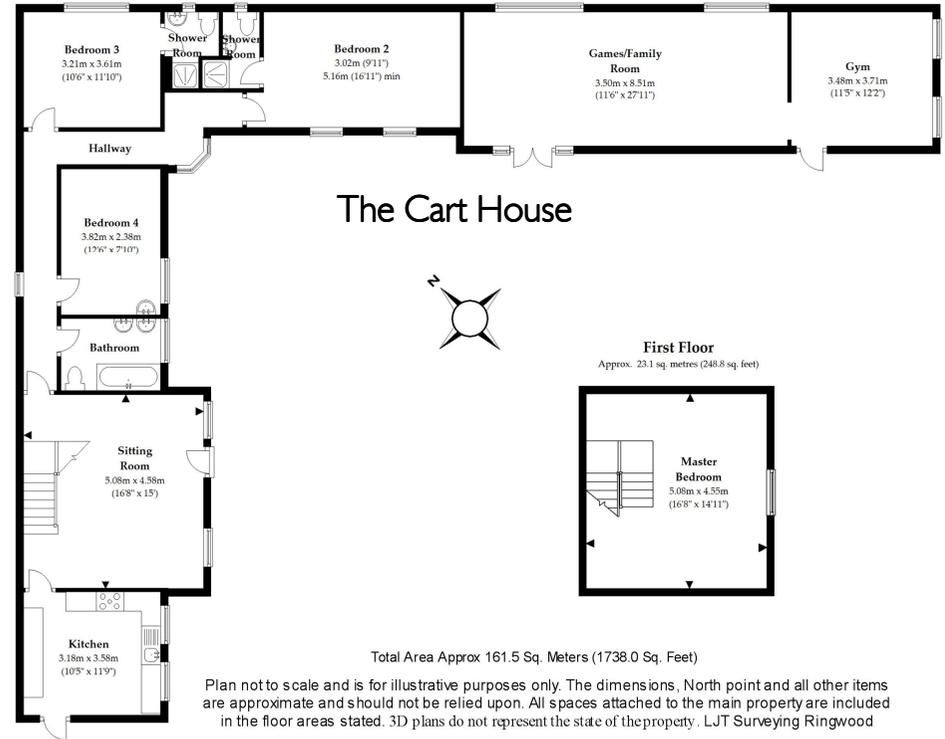
Total area: approx. 308.3 sq. metres (3318.5 sq. feet)

**Second Floor**  
Approx. 54.6 sq. metres (587.4 sq. feet)



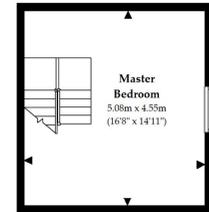
Plan not to scale and for illustrative purposes only. All spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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



# The Cart House

**First Floor**  
Approx. 23.1 sq. metres (248.8 sq. feet)



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

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

**Energy Performance Certificate**

Address: Green Farm, Southampton Road  
 Date of assessment: 12-04-2010  
 Dwelling type: Detached house  
 Landline: 01424 514141  
 Date of certificate: 14-04-2010  
 Reference number: 5471-232126439-9990-0430  
 SPP 26 Q  
 Type of assessment: Full AP, existing dwelling  
 Total floor area: 221 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-110	A	100-110	A
80-100	B	80-100	B
60-80	C	60-80	C
40-60	D	40-60	D
20-40	E	20-40	E
10-20	F	10-20	F
1-10	G	1-10	G

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	483 kWh/m <sup>2</sup> per year	383 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	33 tonnes per year	26 tonnes per year
Lighting	2343 kWh per year	6176 kWh per year
Heating	4345 kWh per year	4345 kWh per year
Hot water	6267 kWh per year	6262 kWh per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardized heating conditions (heating periods, room temperature, etc.) that are the same for all homes. Consequently they are unlikely to match an individual's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuel used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended tags when buying energy-efficient products. It's a small step and one you'll be proud to take!

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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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 property remains the same as shown in the photographs.