



## Catherington Lane, Hampshire, PO8

Guide Price: £1,850,000 *Freehold*



A substantial detached handsome farmhouse with elegantly proportioned accommodation set in delightful gardens.

### KEY FEATURES

- A handsome Grade II Listed farmhouse
- Approaching 5,000 sq. ft.
- Characterful and contemporary
- Self-enclosed annexe
- Heated swimming pool, grounds and ample parking
- In all, approximately 0.8 acre



Petersfield

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#### DESCRIPTION

With brick elevations under a tiled roof and accommodation over three floors, this substantial Grade II Listed farmhouse is surely one not to be missed. With high ceilings and large windows, light flows through the accommodation whilst recent owners have been very clever in bringing every convenience you would expect to find in the 21st Century, blended with the character and charm of a period farmhouse. Window shutters, chunky old floorboards and stone floors are just some of the characteristics you can expect to find. The vaulted kitchen towards the rear of the property certainly has the "Wow" factor and very much feels like the heart of the house. The floorplan denotes the accommodation but as you can see, the proportions are truly classical. There's even a self-contained attached cottage which would be ideal for relatives and friends to stay that little bit longer. Outside, there is ample parking on a gravel drive to the front and the gardens are mainly laid to lawn with a variety of borders. There's even a heated swimming pool to wind hours away during the summer months, enclosed by picket fencing. All in all, this is a house that deserves to be snapped up in no time.

#### ACCOMMODATION

Six bedrooms, three reception rooms, kitchen/dining room, utility room, cellar, family bathroom, two shower rooms, self-contained annexe with sitting room, kitchen, bedroom and bathroom. Grounds and gardens, swimming pool and ample driveway parking.

#### LOCATION

The property is situated in the village of Catherington, to the South of Petersfield and just outside The South Downs National Park. Petersfield is approximately 8 miles away where there is a direct train service to London Waterloo along with many other amenities you would expect to find in a thriving market town. The surrounding countryside provides excellent country pursuits including walking and riding. Further leisure pursuits in the area include golf available at Petersfield and Waterlooville, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School, Portsmouth Grammar School and Portsmouth High School.

#### DIRECTIONS

From Petersfield, proceed South along the A3 and shortly after passing Queen Elizabeth Country Park, take the exit signed to Clanfield. Follow the road back round over the A3 and at the roundabout, take the first exit signed to Clanfield. Continue for 1.5 miles and as the road bends sharply to the left, pass the church on your right and a small parade of shops on your left. As you leave the village, bear left up Catherington Lane. Pass the village church on the left and continue down the hill. The property is situated on the left, on the corner of Five Heads Road.

Ref: AB/230031/1

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

**Services:** Mains water, electricity, gas fired heating and mains drainage.

**Council Tax Band:** "G"

**EPC rating:** N/A

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

**Restrictions:** Grade II Listed

**Flooding:** To the best of our knowledge, the property has never flooded

**Mobile Signal:** Limited (Ofcom)

**Broadband Availability:** Superfast (Ofcom)

**Parking:** Ample driveway parking

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** ///:ramps.blindfold.nowadays



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PET230031>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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Petersfield

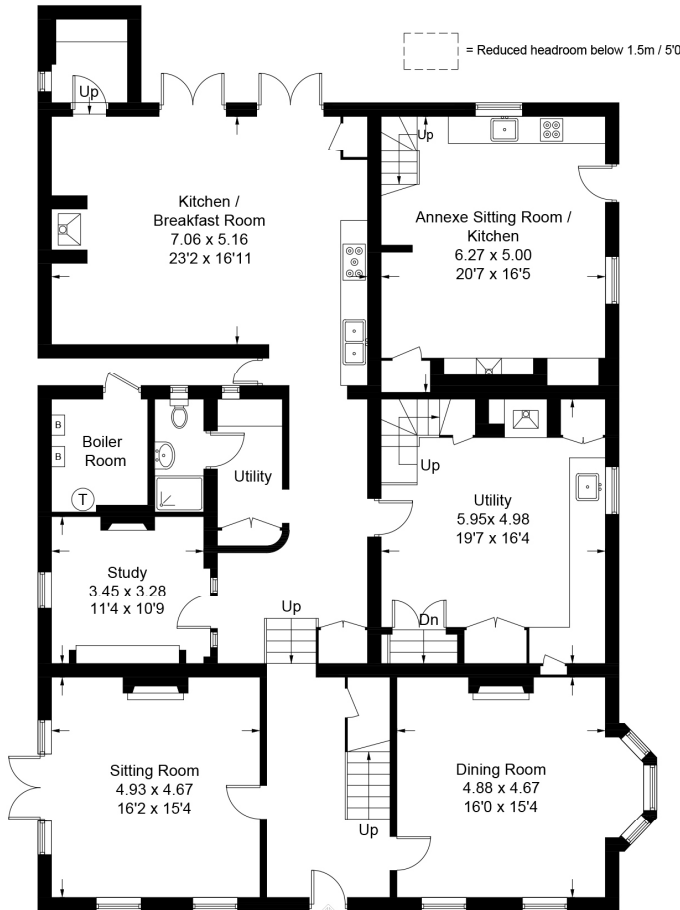
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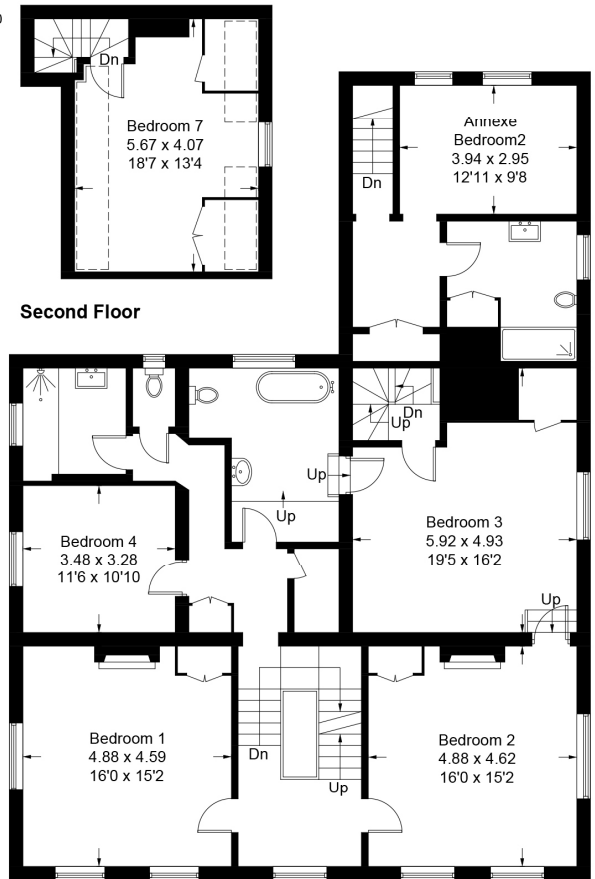
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# Catherington Lane, PO8

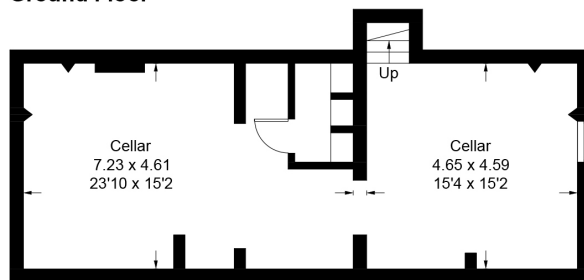
Approximate Gross Internal Area  
 Main House = 455.2 sq m / 4900 sq ft  
 (Including Reduced Headroom)  
 Annexe = 62.1 sq m / 668 sq ft  
 Total = 517.3 sq m / 5568 sq ft



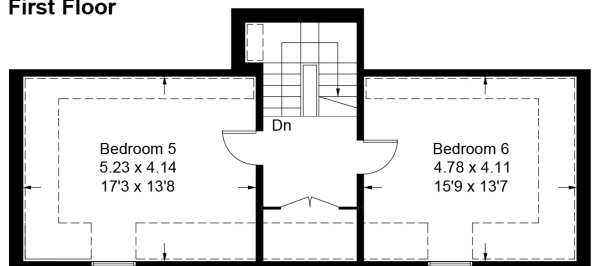
**Ground Floor**



**Second Floor**



**Lower Ground Floor**



**Second Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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