



## Catherington Lane, Catherington, Hampshire, PO8

Guide Price: £1,700,000 *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

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

for every step...



#### 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

6 bedrooms, bathroom and separate shower room, sitting room, dining room, kitchen/breakfast room, utility room, study, downstairs shower room with W/C, cellar and loft room.

Attached self-contained cottage: private access, sitting room, kitchen, bedroom and bathroom.

Gardens, grounds, swimming pool, and parking. In all, approximately 0.8 acre.

#### 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.

Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

for every step..

## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick elevations under a tiled roof

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

**Council Tax Band:** East Hampshire District Council. House: "G"  
Annexe: "A"

**EPC rating:** TBC

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

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

**Mobile Signal:** Likely (Ofcom)

**Broadband Availability:** Superfast (Ofcom)

**Parking:** Ample driveway parking for at least 8 cars

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

**WHAT3WORDS:** ramps.blindfold.nowadays

**Ref:** AB/230031/1



### Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Petersfield

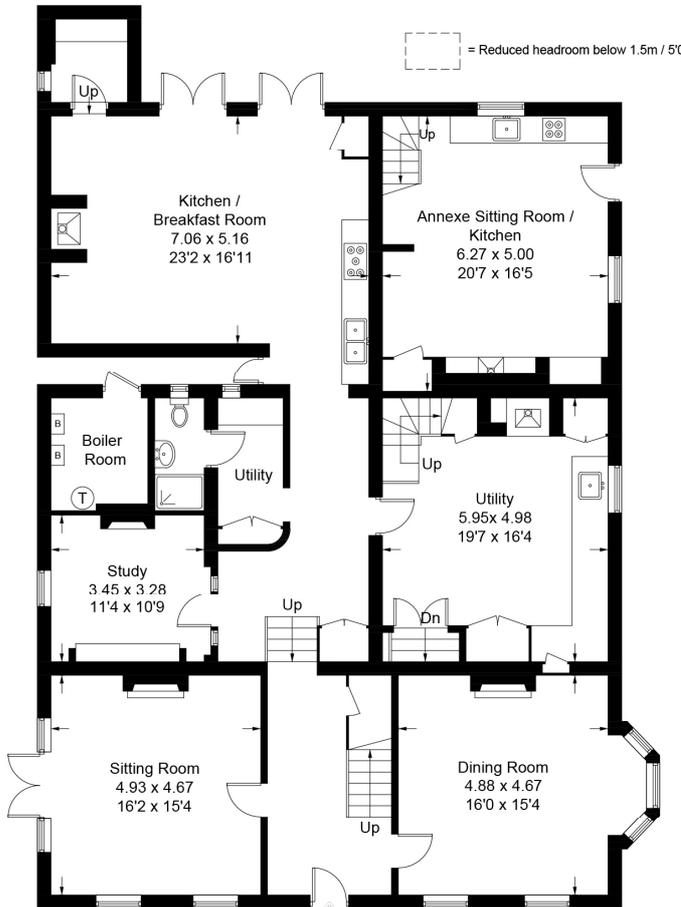
01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

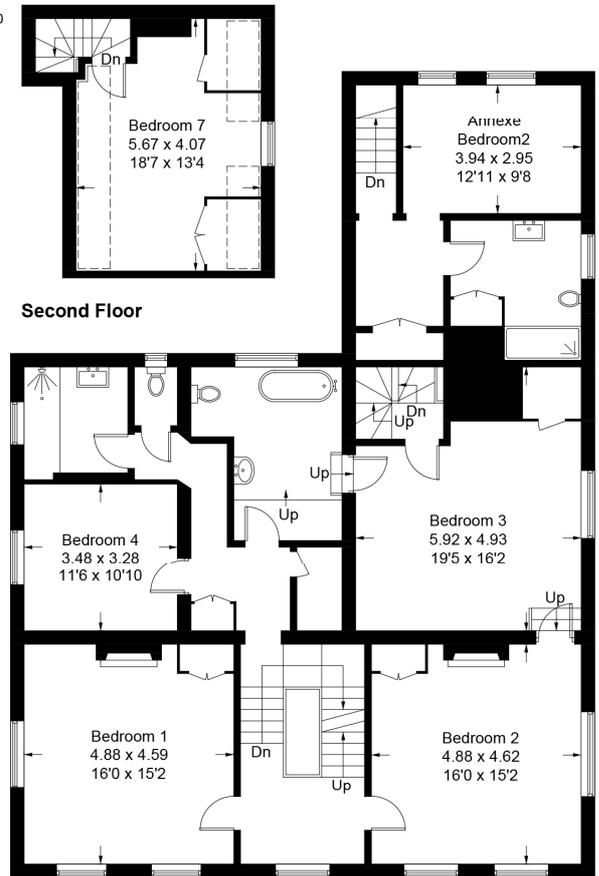
for every step...

# Catherington Lane, PO8

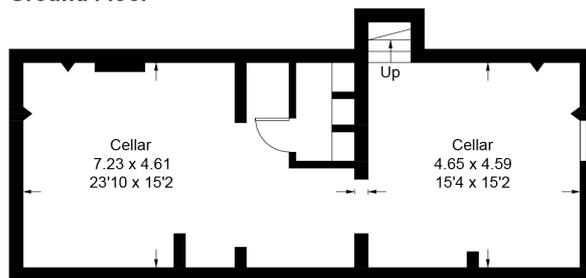
Approximate Gross Internal Area  
 Main House = 455.2 sq m / 4900 sq ft  
 (Including Reduced Headroom)  
 Annexe = 62.1 sq m / 668 sq ft  
 Total = 517.3 sq m / 5568 sq ft



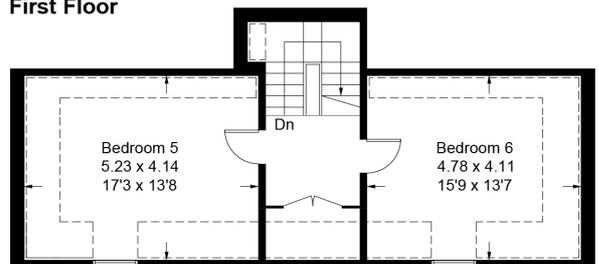
**Ground Floor**



**First 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.

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.