



Forest Lodge Farm

Liberty Road, Newtown, Fareham, Hampshire, PO17 6LD



VIEWING INSTRUCTIONS: Strictly and only by prior arrangement and with the Selling Agent to be accompanied. It is essential to view the drone video footage available at the website www.gileswheelerbennett.co.uk prior to requesting or viewing or visiting the Property.

OFFER INSTRUCTIONS: Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

The Property: Forest Lodge Farm is situated within an idyllic countryside location, on the edge of the South Down National Park, approx. 3 miles from the picturesque market town of Wickham. The Forest of Bere is approximately 250m to the west and the Meon Valley Trail is also close by. Both provide excellent leisure opportunities for walking, horse riding and cycling.

The property comprises a charming 4-bedroom detached farmhouse (approx. 282 sq. m/3,035 sq. ft) which would make a delightful family home, set within attractive gardens with an outdoor swimming pool (55 sq. m/ 592 sq. ft) and pool room. It includes a range of outbuildings extending to approx. 319 sq. m/3,432 sq. ft and pastureland extending to approx. 10.93 acres/4.42 ha. In all, the property extends to approx. 12.8 acres/5.18 ha.

Despite the tranquil, rural setting the property is conveniently located for access to main transport links and amenities, in the nearby towns and villages. The village of Soberton offers a welcoming community with a popular pub, village hall and local events.



Wickham, with its historic square, offers facilities including a butchers, bakery, hardware store, gift shops, restaurants and a selection of traditional pubs. Further afield, Petersfield and Winchester offer a wider range of services.

The A32 to the west provides access to the M27 at Junction 10, which in turn connects to the M3 and A3 while the railway stations at Fareham, Botley, Petersfield and Winchester provide direct train services to London Waterloo.

For families, there is a choice of good quality educational establishments with highly regarded state schools, including Newtown Soberton Infant School, Wickham CE Primary School and Swanmore College close by. Excellent independent options are also within easy reach; Boundary Oak and Meoncross in Fareham and renowned schools including Bedales, Ditcham Park, Churcher's College, St Swithun's and Winchester College are all accessible by road.





The House - Downstairs: The front door opens into a spacious entrance porch with fitted storage cupboards. The door from the porch leads into the hall, giving access to the main living spaces. These living spaces include an airy kitchen/breakfast room fitted with a range of floor and wall cupboards, drawers and ample work surfaces, and a neighbouring utility room providing further practicality.

A generous, triple aspect sitting room enjoys views over well-kept gardens, featuring a log burner. The study, which adjoins the sitting room through double glazed doors, also has a log burner, creating a warm and inviting workspace. A well-proportioned dining room makes an excellent setting for formal entertaining, while a conservatory offers panoramic garden views.



The House - Upstairs: A wide stairway provides access from the hallway to the first floor. A spacious landing with good natural light, gives access to four spacious bedrooms, including the triple aspect principal bedroom with en-suite bathroom.

The three further bedrooms (two doubles and a single) are all a good size and benefit from views over the gardens and the neighbouring open countryside. They are served by a modern family bathroom with a shower.

From the landing, access can be gained to the loft space. Although the house is already large, a purchaser could create further living space using this area.





Curtilage: The curtilage of the farmhouse extends to approx. 1.87 acres including the outbuildings. The pastureland is a further 10.93 acres. The approach to the property from Liberty Road, comprises an access with a large tarmac drive and turning circle around a central flower bed. The drive has ample space and parking for multiple vehicles. There is a further access on the eastern boundary (See black arrow on the **Site Plan**).

Beautiful formal gardens wrap around three sides of the farmhouse (north, east and south) enclosed by traditional Hampshire flint walling, mature hedgerows and trees. Pieces of historic French millstone have been thoughtfully placed throughout the garden and around the pond, as well as the flowerbed on the driveway for added interest.

The gardens have been carefully landscaped to offer good year-round interest. The gardens to the north of the farmhouse have a kitchen garden feel, with established hedging round the outside and paved pathways, patio areas, arbours and established shrubs as well as a couple of garden sheds. The gardens to the east and south of the farmhouse are more open and mainly laid to lawn, landscaped with established borders, mature trees and shrubs as well as ponds. There is a large patio area with a rose garden, offering an excellent space for outdoor entertaining to the immediate south of the farmhouse.



Swimming Pool: An outdoor swimming pool (11.00m x 5.00m/36'1" x 16'5") along with a pool house/games room, lies to the west of the house. The pool house is light and airy with skylights and windows, comprising both a large room (6.91m x 4.10m/22'8" x 13'5") and additional smaller rooms to include the utility, toilet and shower room. The poolroom opens onto the swimming pool with glazed double doors. The pool is surrounded by a patio area, enclosed by flint walls on the north and western sides and with fencing and established shrub/flower borders down the eastern side. The pool room and the patio area offer excellent recreational/entertainment space, with potential for further enhancement.





Buildings: (See Site Plan and Floorplan): There are three main outbuildings as described below in all providing approx. 319 sq. m/3,432 sq. ft of space. Much of the building space was previously in use for the storage of classic cars, which was a passion of the former owner. The areas around the buildings are largely tarmac and concrete.

- Building 1** - Brick building with tiled roof. Southern section containing pool room and ancillary rooms, as described above, accessible via a glazed pedestrian door on the eastern elevation under a covered area. In the middle is the pump room containing the equipment for maintaining the pool, accessed via a pedestrian door from the east elevation, as well as a toilet accessed via a pedestrian door on the west elevation. At the northern end there is workshop space (8.89 x 4.00m/29'2" x 13'1") accessed via both a garage door on the west elevation and a pedestrian door on the east elevation.
- Building 2** - L-shaped building. One part, which runs from north to south, is brick with a tiled roof. There are three garage doors and a pedestrian door on the eastern elevation and three windows on the west elevation. This part of the building houses three garages including a single garage (approx. 2.92 x 5.64m/9'7" x 18'6"); a double garage (7.58 x 5.78m/24'10" x 19'0") and a further single garage (4.00 x 5.80m/13'1" x 19'0"). The second part of the building is a rambling structure, part brick and part timber, with a tiled roof. This part is derelict and in need of restoration. It was previously in use for housing donkeys and if restored, this part of the building and the yard area in front of it would lend itself to equestrian use.
- Building 3** - Newer building of brick and flint construction with a tiled roof. Covered area on east elevation. The building is divided into three parts. At the southern end is a double garage (7.69 x 6.08m/25'3" x 19'11") accessed by two garage doors and a pedestrian door on the eastern elevation. There is also a room above the double garage accessed via a stairway (7.69 x 5.15m/25'3" x 16'11") in the double garage. In the middle of the building there is an area (4.32 x 7.73m/14'2" x 25'4") which is open on the eastern elevation but accessed via a garage door from the western elevation. It is currently used for wood storage. The northern part comprises a single garage (4.20 x 7.33m/13'9" x 24'1") accessed via a garage door on the eastern elevation.



Pastureland: The property includes approximately 10.93 acres/4.42 ha divided into paddocks by post and wire fencing. It provides a scenic backdrop for the farmhouse and an excellent buffer from neighbours and surrounding uses. This land is currently in use for hay production but could also be utilised for grazing or turnout for horses. The paddock system makes for more convenient management of animals.

A drainage ditch runs through the middle of the land from north to south and another along part of the western boundary. The land is mostly bounded by mature native hedgerows and trees, however there is a strip of conifer hedging on the western boundary commencing where the boundary meets Liberty Road. There is a concentration of mature trees along the northern boundary with Liberty Road, providing additional screening for the house and curtilage.

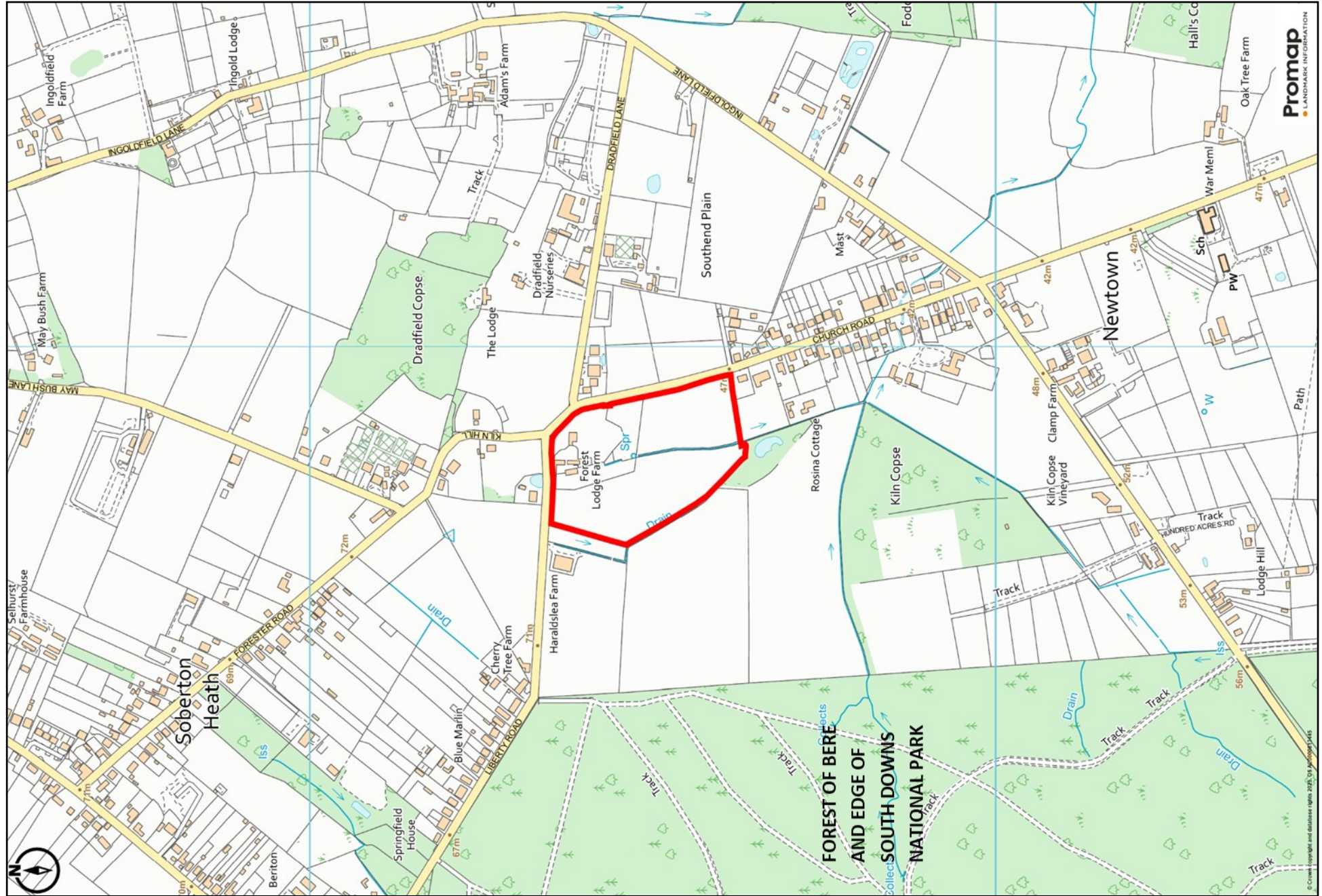
The northern part of the land is Grade 4 on Natural England's Provisional Land Classification Maps. The soil is identified as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils on the National Soils Database.



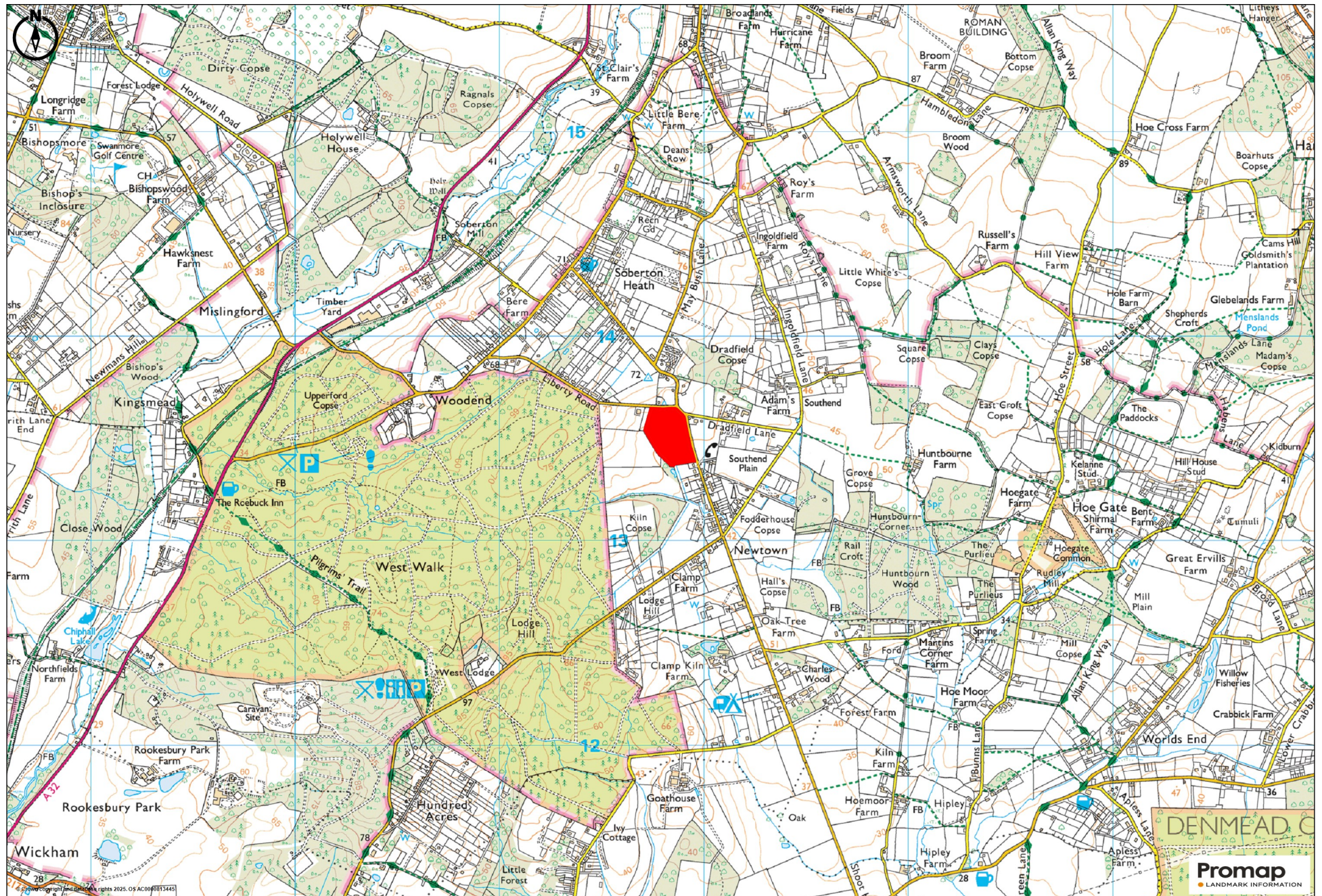


Local Authority: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ.
Tel: 01962 840222. www.winchester.gov.uk.

LOCATION PLAN — 1



LOCATION PLAN — 2



FOREST LODGE FARM

Forest Lodge Farm, Liberty Road, Newtown, Fareham, Hampshire, PO17 6LD

Gross Internal Area (Approx.)

Main House = 282 sq m / 3,035 sq ft

Outbuildings = 234 sq m / 2,518 sq ft

Garage Block = 85 sq m / 914 sq ft

Total Area = 601 sq m / 6,467 sq ft

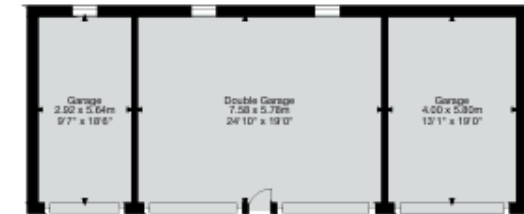
Outdoor Swimming Pool = 55 sq m / 592 sq ft



Outdoor Swimming Pool



Outbuilding



Garage Block



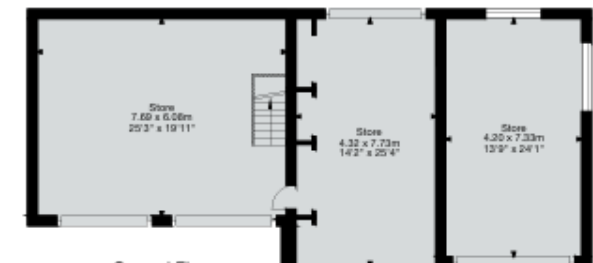
Ground Floor



First Floor



First Floor



Ground Floor

Outbuilding

Forest Lodge

Illustration for identification purposes only, measurements are approximate, not to scale

DIRECTIONS: Postcode: PO17 6LD

FROM WICKHAM: Head north on the A32 (towards Droxford). After approximately 1.5 miles, turn right onto Heath Road. Proceed along Heath Road for approximately 1 mile and then turn right onto Liberty Road. The property will be on your right after approximately 0.5 miles.

FROM SOBERTION: Commencing from the Bold Forester Pub, proceed down Forester Road for approximately 0.3 miles to the junction with Kiln Hill. Continue straight onto Kiln Hill and after approximately 0.2 miles, turn right onto Liberty Road. The property will be on your left immediately after the junction.

 [what3words](https://www.what3words.com/) [Grudge.browsers.panel](https://www.grudgebrowsers.com/)



For Further Information Contact:

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4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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