

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

**Burridge, Nr Southampton, SO31 1ZJ**  
**Farm House with Annexe and Buildings**  
**Approx. 0.32 acres (0.13 Ha) in All**



**A detached house providing approx. 3,658ft<sup>2</sup> of accommodation over three storeys.  
7 Bedrooms currently laid out with part used as a self-contained  
3 bedroom Annex (932ft<sup>2</sup>). Detached Granary on Staddles Stones,  
2 x Storage Buildings. Well. The Property is not Listed.  
Parts of the house date back to 19th Century.**

**PRICE GUIDE £750,000**

**OFFERS INVITED    FREEHOLD FOR SALE**

**BLOCK OF APPROX. 2.46 ACRES PASTURE LAND AVAILABLE  
APPROX. 65M AWAY (NOT INCLUDED IN THE PRICE GUIDE)**



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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**VIEWING INSTRUCTIONS: STRICTLY BY APPOINTMENT ONLY.** It is essential to view the drone video footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to arranging a viewing and visiting the Property.

**PARKING: FOR VIEWING APPOINTMENTS:** There is parking nearby in Burrridge Village Hall Car Park - approx. 150 yards away to the north of the Property and along the Botley Road. See **Site Plan**. What3Words - [popular.miracle.nags](https://www.what3words.com/).

**VIDEO DRONE FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) and further details, photographs and drone video footage is available showing the whole Property.

**LOCATION:** See **Location Plan** on which the Property is circled red off Botley Road in Burrridge. SO31 1ZJ.

**DIRECTIONS:** Please see **Location Plan** and use postcode and What3Words - [revamping.grain.jazzy](https://www.what3words.com/). **From Botley** head south-east on High Street/A334 towards Curdridge. At Pinkmead Farm turn right onto A3051 towards Burrridge and Park Gate. After approx. 1½ and after passing Burrridge Village Hall, the Property is on the right hand side.

**DESCRIPTION:** The Property extends in all to approx. 0.32 acres as outlined red on the **Site Plan** and comprises a detached house (3,658ft<sup>2</sup>) currently divided into a 4 bedroomed House (2,726ft<sup>2</sup>) and a 3 bedroomed self-contained Annex (932ft<sup>2</sup>).

In total (House and Annex) the Accommodation provides 7 bedrooms, 5 reception rooms, 4 bath/shower rooms, 2 kitchens and 2 utilities. There are 3 rooms at a second floor level within the roof. See **Floor Plan**.

As set out on **Floor Plan** - Approx. Gross Internal Areas are:

House	2,726ft <sup>2</sup>
Annex	932ft <sup>2</sup>
Granary	404ft <sup>2</sup>

The extent of the Property is outlined red on the Aerial Photographs.

**ACCESS:** There are 2 vehicular access points:

1. See **Site Plan** - there is a right of way up the old driveway hatched black on the **Site Plan** close to position B.
2. There is a new road 'Westbourne Drive' off the Botley Road serving the Cala residential development to the north of the Farm House. There is the right for a Purchaser to construct a new vehicular entrance as identified by the arrow at position A on the **Site Plan**.

**GRANARY BUILDING:** A detached timber framed and clad Granary Building with part mezzanine floor raised upon Staddle Stones identified as Building 3 on the **Site Plan**.

**OUTBUILDINGS:** See **Site Plan** on which Buildings 1 and 2 are labelled.

**Building 1** - Approx. external dimensions 5.00m x 8.45m. Timber framed and clad with concrete floor under a pitched roof. Height to eaves approx. 2.10m.

**Building 2** - Approx. external dimensions 7.60m x 7.70m. Steel framed and clad, with box profile plastic coated steel panels under a pitched roof and with concrete floor. Height to eaves approx. 2.00m.

**BOUNDARY:** The western boundary of the Property awaits a new timber closeboard fence to be constructed by Cala Homes anticipated to be completed in early 2026.

**SERVICES:** Mains electricity, water and drainage. Currently 2 x oil fired boilers (external). 2 x oil tanks.

**WELL:** See Photographs. There is an historical Well close to the rear of the dwelling with brick surround, Well cover and pitched tiled roof.

**LAND REGISTRY:** The Property forms part of Land Registry Title HP548197.

**COUNCIL TAX:** Property Band = F for year 2025/2026 = £3,126.58 covering both the house and the Annex.

**RESTRICTIVE COVENANTS:** The Vendors wish to impose a restriction so that the Well structure close to the rear of the house is not removed in the future.

**ADDITIONAL PASTURE LAND:** The Vendors own a block of approx. 2.46 acres of pasture land located to the west of the Farm House as shaded yellow on **Location Plan 2**, approx. 65m along the new road 'Westbourne Drive'. The Vendor may consider agreeing terms for the sale of this pasture to a Purchaser of the Farm House. Price Guide £150,000 and with a Development Overage to be retained by the Vendors. See Selling Agent's website for Sales Particulars available soon.

**LOCAL AUTHORITY:** Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ. Tel: 01329 236100. [www.fareham.gov.uk](http://www.fareham.gov.uk)

#### OFFER INSTRUCTIONS:

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

#### For Further Information Contact:

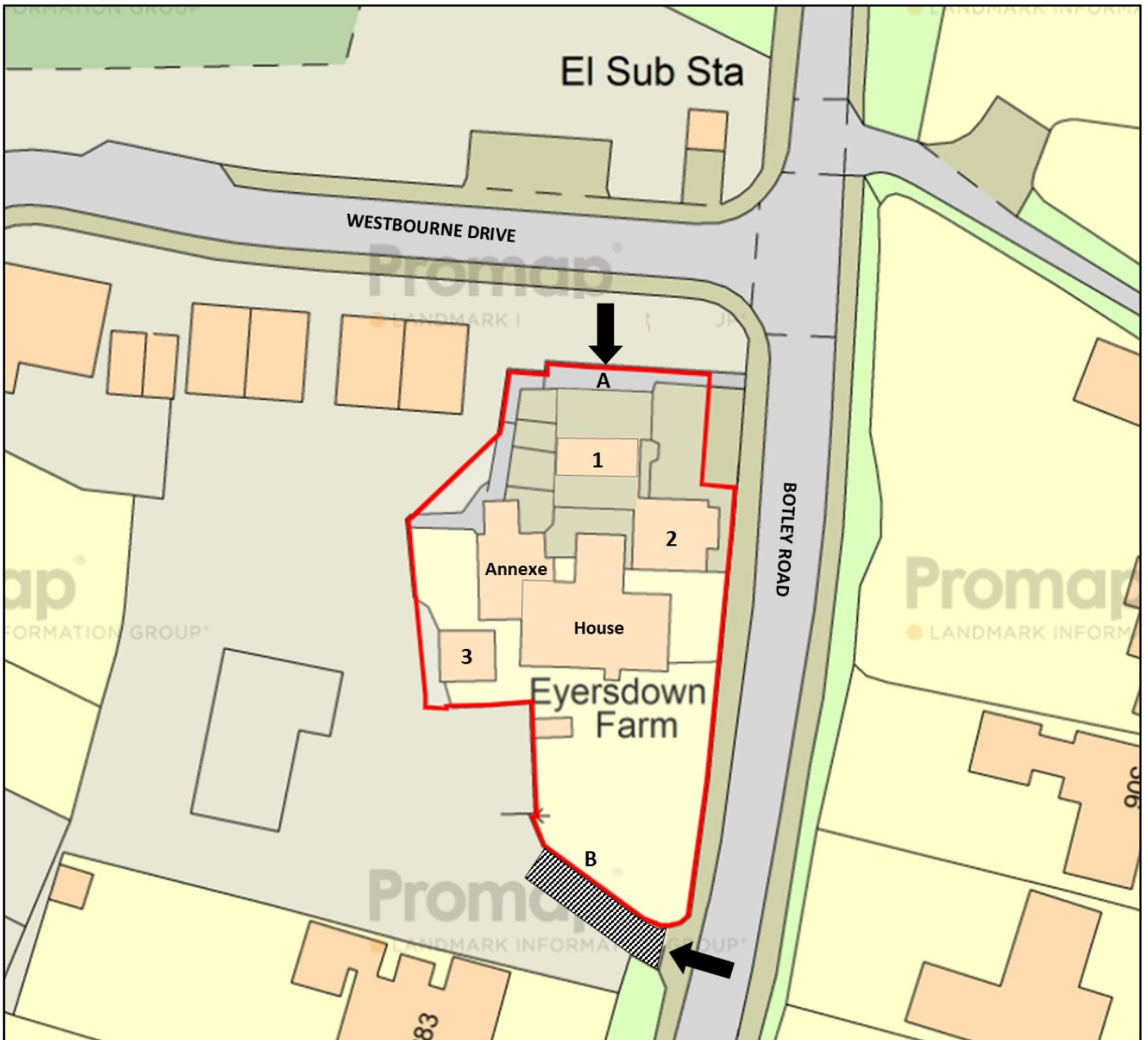
Dominic Plumptre

**Tel:** 01489 896977 **Mob:** 07780 000201

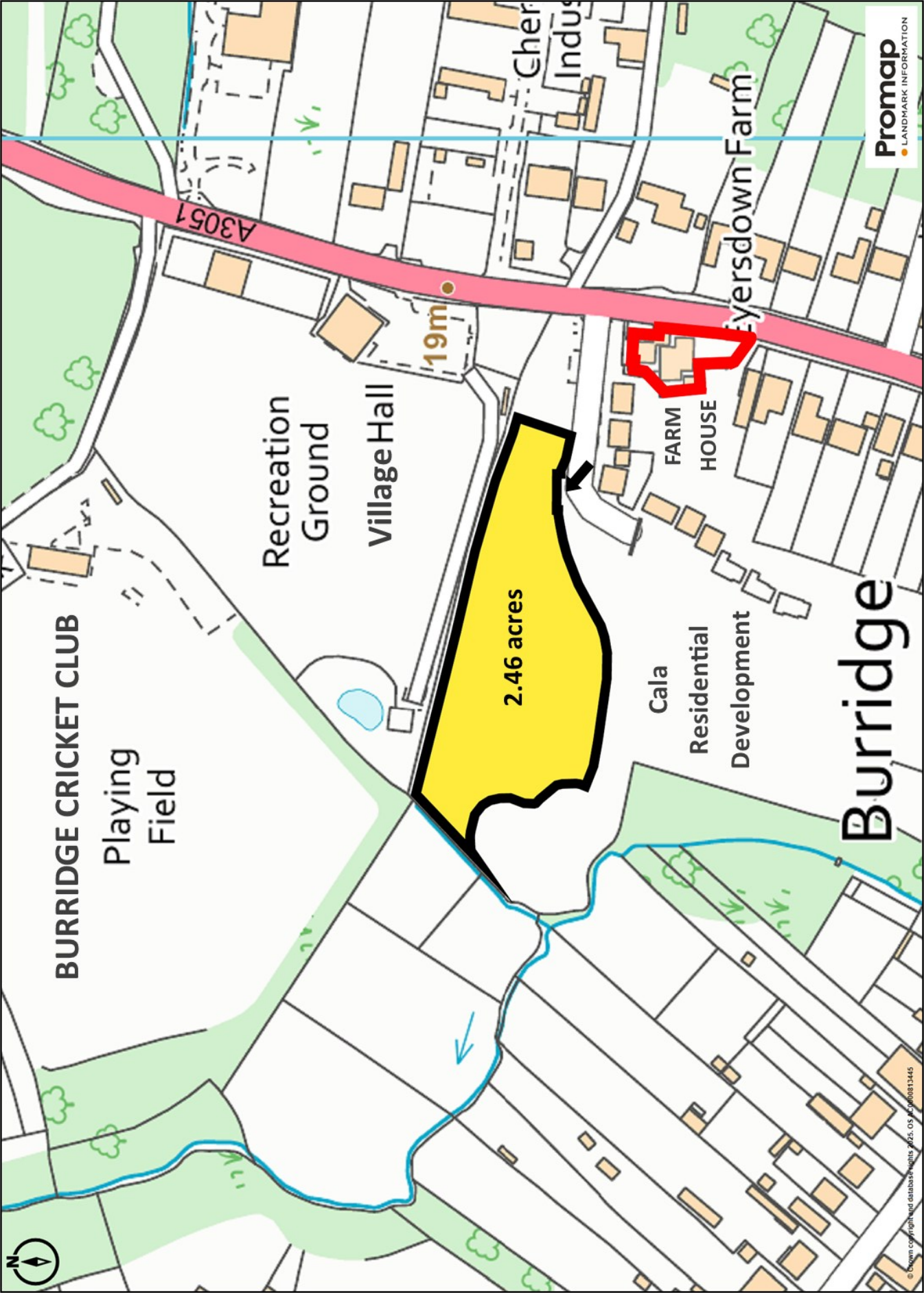
**Email:** [dominic@gileswheeler-bennett.co.uk](mailto:dominic@gileswheeler-bennett.co.uk)



# SITE PLAN

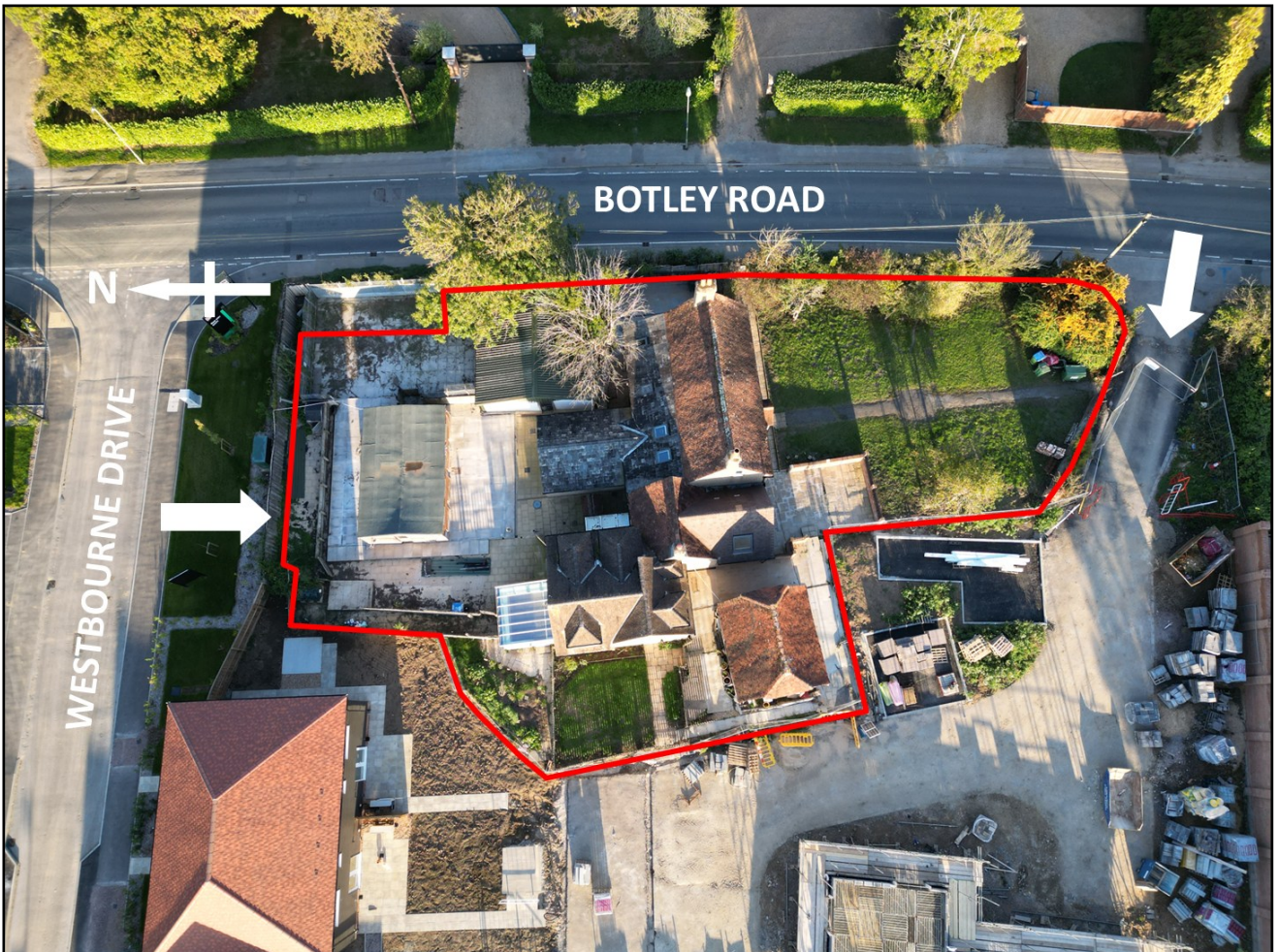


LOCATION PLAN 2



Subject to Survey

## AERIAL PHOTOGRAPHS



# FLOOR PLAN



Approximate Gross Internal Area

- Main House = 253.3 sq m / 2726 sq ft
- Annexe = 86.6 sq m / 932 sq ft
- Granary Building = 37.5 sq m / 404 sq ft
- Total = 377.4 sq m / 4062 sq ft

= Main House  
 = Annexe  
 = Granary Building  
 = Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. (ID893756)





# GRANARY



# BUILDING 1



## BUILDING 2









**FARM HOUSE**

**ANNEX**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E	40   E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

## LOCATION PLAN



Subject to Survey