



Randells Farm House

214 CATHERINGTON LANE | CATHERINGTON | PO8 0TA

Wilson | Hill

Four Bedrooms | Family Shower Room | Sitting Room | Family/Dining Room | Kitchen/Breakfast Room | Office | Cloakroom | Cellar
2652 sq ft of Outbuildings to include Large Barn, Workshops, Stables, Garaging | Redundant Swimming Pool | Garden | Pastureland
In all the grounds extend to approx. 6.52 acres (2.64 ha)

Waterlooville 2 miles, Portsmouth 11 miles, Petersfield 9 miles, Winchester 20 miles, Chichester 14 miles, London 65 miles.



| The Property

Randells Farm House is a rarely available combination of farmhouse and intact farmyard bounded by an extensive range of period buildings currently used for storage/workshop, livestock, garaging and stabling including a substantial brick and flint barn. There is scope for conversion/development to fit a variety of uses, subject to planning.

A pretty porch over the front door makes an attractive entrance into the hall, off which is the fabulous sitting room with exposed beams, woodburning stove and French doors leading out to the veranda and garden

beyond. A further family/dining room is off the kitchen and also overlooks the garden. The kitchen/breakfast room has an Aga, good fitted cupboards as well as a fabulous walk-in pantry. A room converted from an outbuilding off the kitchen is currently used as an office and provides more versatile downstairs space with a separate front door. Wide stairs lead down to the cellar from the kitchen. Upstairs are four double bedrooms, three with views over the garden, and a family shower room.





Location

For good village facilities and primary schools both Hambledon, Catherington and Clanfield are just a short drive away. For a more comprehensive range of shopping, sport and leisure facilities, Petersfield is 9 miles away and has a mainline station with train services to London Waterloo in just over an hour. There are a selection of good schools in the area, in both the state and private sectors, including Kingscourt School (a private nursery and prep school) which is a few minutes' walk away and Catherington Primary School. The larger centres of Winchester, Portsmouth and Chichester are all within reasonable driving distance. The A3 is under a ten-minute drive from the house and gives easy access to the Solent and the South Coast and to the M25 and beyond. The house and farmyard sit



within a conservation area and there is great scope for both riding, cycling and walking in the area with Monarchs Way running near the house and The South Downs Way being a few miles to the north near the pretty village of East Meon.

Outside

A five-bar gate leads into the fabulous farmyard with the house, barns, stables and outbuildings enclosing the large parking area and immediate feeling of privacy. The main gardens lie to the south of the house and are laid mainly to lawn, and the fields surround the rear of the barn, stables and outbuildings. A fenced area with disused swimming pool, stunning loggia and pool room is conveniently placed between the house and barn.



I Directions to PO8 0TA

Follow the A3 south from Petersfield, go through the cutting in the South Downs and past the Queen Elizabeth Country Park and take the next exit signed to Clanfield. Follow the road over the A3 and then left towards Clanfield and Hambledon. Go into Clanfield and past The Rising Sun Inn and round to the left along South Lane which then becomes Downhouse Road. Continue on this road for approximately 1 mile and at the crossroads turn left up the hill into Catherington Lane. After a further 0.9 miles, Randells Farm House will be found on the left hand side, opposite Catherington Business Park and just after Kingscourt School.

 **WHAT3WORDS** ///raced.yawned.dispensed

Agents Note: The property has been known as Randells Farm House but is registered as 214 Catherington Lane for postal purposes. The land is offered for sale, subject to an Overage Provision on 15% of the uplift in value as a result of any purchaser, or their successors in title, obtaining planning permission for change of use of the land at any time in the next 15 years.

Health and Safety: Please note there is an unfilled, disused swimming pool within a fenced enclosure. Access will be limited for safety reasons.

Details and photographs dated March 2023

Viewing strictly by appointment.

Approximate Area = 216.8 sq m / 2334 sq ft

Cellar = 21.4 sq m / 230 sq ft

Outbuildings = 246.4 sq m / 2652 sq ft

Total = 484.6 sq m / 5216 sq ft

Including Limited Use Area (1.2 sq m / 13 sq ft)

(Excluding Open Area)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 315015

Services: Mains Water & Drainage, Mains Electricity, Oil Fired Aga, Gas Central Heating.

Local Authority: East Hampshire District Council
www.easthants.gov.uk 01730 266551

Council Tax: Band G. **EPC:** D56.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

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