



WINCHESTER STABLES, | LITTLETON | WINCHESTER

Guide Price £1,450,000

3 1 2



Stunning and Tranquil

Winchester Stables is located in a stunning and tranquil setting within 2 miles of Winchester City centre, on the edge of the idyllic village of Littleton. The property presents a unique opportunity to acquire a versatile property with an abundance of potential for many uses (subject to planning). With a building footprint of over 4000 sq ft, Winchester Stables was originally built as riding school. The property has now been improved and developed incorporating residential, equestrian and commercial space. The residential element is a delightful three bedroom dwelling with two reception rooms complete with an attractive log burner. Full planning consent has been granted to extend the residential dwelling. The other building on the property currently consists of six stables, a secure tack room, and a large heated grooming area. There is also a spacious office/studio with an appealing wood burner, a further separate office and a customer kitchen and toilet with shower.

Exceptional equine facilities, easy access to footpaths and bridleways combine to make Winchester Stables an ideal countryside property with easy access to Winchester. A viewing is essential to fully appreciate how special Winchester stables are.

OUTSIDE

The property sits within its own plot totalling approximately 8 acres. There is a flood lit 30m x 40m outdoor arena and a separate barn. It benefits from a large parking area with access onto Kennel Lane and separate rear access to Main Road. The paddocks are well maintained, and free draining. The property is an exciting prospect appealing to the equestrian enthusiast, small holders or buyers that are interested in other development opportunities.

LOCATION

The property is situated on Kennel Lane, between Winchester and the village of Littleton, a thriving village on the northern fringe of Winchester. At the heart of the village is the very well

attended tennis club, recreation grounds, village hall and the popular Running Horse public house. Winchester is very close by with an array of independent boutique shops and eateries and national chains. Coast and country lifestyle pursuits are all within striking distance as the property which is well placed for the South Downs National Park, the New Forest, and the south coast. Equally, however, the capital is easily commutable within an hour, using direct rail connections to London Waterloo and also to Southampton's international airport.

Schooling in the area is excellent, with a broad selection of private or comprehensive education. The property is within catchment for Sparsholt Primary School and Westgate Secondary School. There are plenty of other choices including Kings' School, St Swithuns, Princes Mead, Winchester College, Pilgrims, and Peter Symonds sixth form.

KEY INFORMATION

- A Unique and Exciting Opportunity To Acquire a Versatile Equestrian Property With Huge Potential
- Three Bedrooms
- Two Receptions
- Superb Outdoor Floodlit 30 x 40 Arena
- Boasts over 4000 Sq ft
- Set Within Approximately 8 Acres Of Land/Paddocks With No Agricultural Tie
- Beautiful Serene Private Setting
- Extensive Parking Area
- Hay/Storage Barn With Power
- Full Planning Consent has been Granted to Extend the Residential Dwelling



Approximate Gross Internal Floor Area - Cottage 93.1 m / 1002 sq ft
Storage Block 82.7sq m / 890 sq ft - Stable Block 179.6 sq m / 1933 sq ft
Barn / Stable 34.0 sq m / 366 sq ft - Total 389.4 sq m / 4191 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



- Bathroom / En Suite
- Bedroom
- Kitchen
- Reception Room
- Other Areas
- Planning Consent for Residential Conversion



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus	A		103
81-101	B		
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY INFORMATION

Tenure- Freehold

Local Authority – Winchester City Council

Council Tax – Band A

EPC - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.

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