



Taihape

Mount Lane | Lockerley | Hampshire | SO51 0JS

WOOLLEY  
& WALLIS



Guide Price £1,350,000

An impressive family home of about 4,350sqft, with far reaching views and grounds of approx. 2.2 acres.



## The Property at a Glance

- | Substantial house of about 4350sqft
- | Garage/Workshop about 700sqft
- | Barns/Loggia a further 1780sqft
- | Five Bedrooms, Four Bathrooms & Three Reception Rooms
- | Grounds of approx. 2.2 acres
- | Rural views and edge of village location
- | Potential to improve & Annexe Potential
- | Further land available by separate negotiation
- | VENDOR SUITED

## Property

Taihape is an impressive family home of about 4,350sqft, standing in level grounds of approx. 2.2 acres. Easy on the eye, this property offers extensive accommodation over two floors and all is in both a good state of repair and decoration. There is a lovely kitchen/breakfast room, separate utility and three large reception rooms whilst on the first floor there is a Principal Suite (including dressing rooms and en-suite), four further bedrooms and three bathrooms.

There is plenty of potential too, perhaps adapting the layout of the house itself (there is both a workshop and double garage attached to the house, with a Games Room/Gym over the top), or perhaps transforming the barns into ancillary accommodation.

The position and views make this property utterly unique... The grounds are gorgeous and the tennis court will I'm sure prove popular. To the West of the main house is a large modern barn- incredibly useful for a variety of purposes. A second barn/loggia runs perpendicular to the first and again, is versatile in its use.

For those needing additional land, the paddock opposite extends to approx. 4.36ha (10.77 acres) and the woodland to the East of the paddock, a further 4.1 acres. The Guide Price is £300,000 for 'the whole' and we would consider separating into 'Lots'.





### Situation

Lockerley, situated about 6 ½ miles to the north-west of Romsey, offers an excellent range of facilities to include general store, Post Office, village hall, public houses, junior school and garage. Schools for all ages, both state and private, are readily available. Romsey offers more comprehensive facilities as do the larger centres of Salisbury and Winchester, all within easy motoring distance.

### Directions

Proceed out of Romsey on the Stockbridge Road A3057 and continue through the village of Timsbury. At the Bear and Ragged Staff public house turn left signposted Kimbridge. Proceed through Kimbridge and turn right at the junction towards Dunbridge. Follow the road until The Mill Arms public house. Bear left (signposted Lockerley). On reaching Butts Green, bear left and then turn right into Mount Lane. Taihape will be found on the right hand side.  
 What3Words [///metro.fewer.charted](https://www.what3words.com/metro.fewer.charted)

### Services

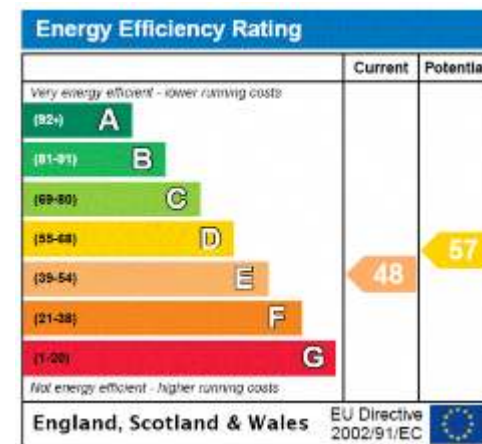
Main electricity and water. LPG. Private drainage.

### Council Tax

Test Valley Borough Council - Band H

### Viewings

All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



4-6 Bell Street | Romsey | Hampshire | SO51 8ZN |  
 01794 512129 [romsey@w-w.co.uk](mailto:romsey@w-w.co.uk) | [www.w-w.co.uk](http://www.w-w.co.uk)

# Taihape

Approximate Gross Internal Area

Main House = 4350 Sq Ft / 404.16 Sq M

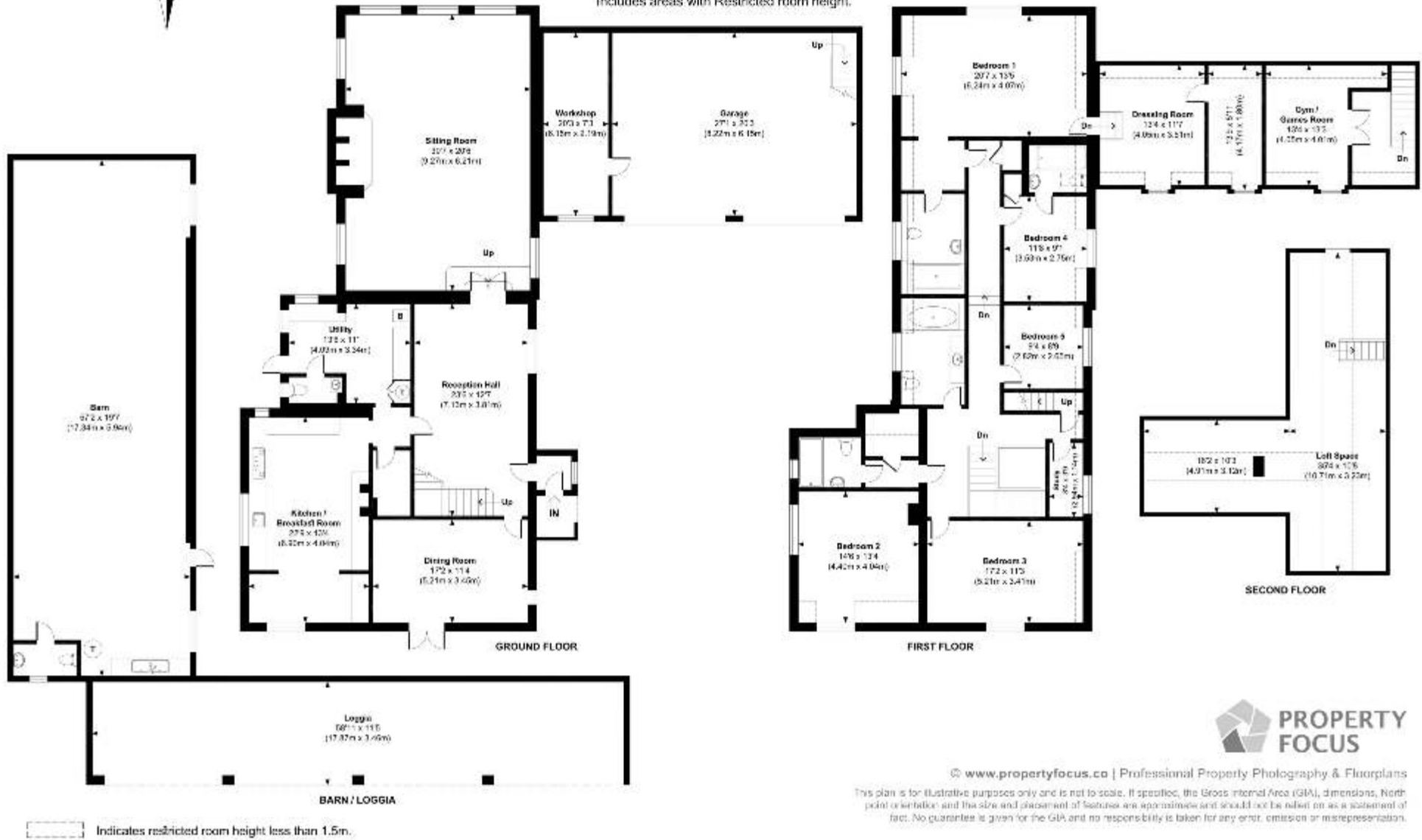
Garage / Workshop = 698 Sq Ft / 64.82 Sq M

Barn / Loggia = 1781 Sq Ft / 165.49 Sq M

Total = 6829 Sq Ft / 634.47 Sq M

Outbuildings are not shown in correct orientation or location.

Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of fixtures are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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