



Critchells

Butts Green | Lockerley | Hampshire | SO51 0JJ

WOOLLEY
& **WALLIS**

Guide Price £1,600,000

An exceptional opportunity to purchase this substantial Victorian Country House with an abundance of period character and grandeur.



The Property at a Glance

- | Substantial Country House (4782sq/ft)
- | Popular Village Location
- | Four Reception Rooms
- | Six Bedrooms
- | Kitchen/Breakfast Room
- | Scullery/Utility Room
- | Two Bathrooms and Cloakrooms
- | Detached Coach House (1705sq/ft)
- | 6.34 Acres of Gardens and Paddock

Property

Critchells represents a truly exceptional opportunity to own a substantial country house. The grandeur of this house is evident from the moment you walk through the front door into the spacious hallway with winding staircase to the first floor. There is an abundance of character and charm with a mixture of wooden and quarry tiled floors. The three principal reception rooms have excellent proportions with large sash windows, high ceilings, cornicing and fireplaces. The country kitchen features an aga, adjoining scullery/utility and ample space for a dining table. There is a further reception room that could have a multitude of uses such as a study and snug. As you would expect beneath the ground floor is a cellar.

On the first floor the scene is set by the spacious landing. From the landing there are four large double bedrooms, the master benefitting from an ensuite bathroom. To the rear of the first floor there are two further bedrooms a bathroom and cloakroom. There is a further staircase leading back down to the scullery/utility.

Outside the grounds extend to 6.34 acres and are made up of formal gardens including an area that once featured a grass tennis court. There is an orchard with a variety of fruit trees, a kitchen garden to one side with a conservatory/glass house and a separate paddock.





There is a driveway that leads at one end from Butts Green and the other from Cooks Lane. The Cooks Lane entrance gives access to the coach house. The coach house is an excellent building extending to over 1700sq/ft. It is arranged over two floors. On the ground floor there are two stables and large store/barn with double doors. Upstairs the space has been divided into three very usable spaces.

Situation

Lockerley, situated about 6 1/2 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

From Romsey proceed through the village of Awbridge following the signs to Lockerley. On entering the village proceed to Butts Green and the driveway for the property will be found on the left hand side.
 What3words ///occupiers.worthy.blissful

Services

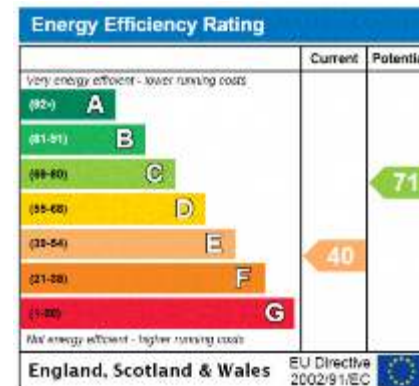
Main electricity and water. Oil heating. Private drainage.

Council Tax

Test Valley Borough Council - Band G

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 | www.w-w.co.uk

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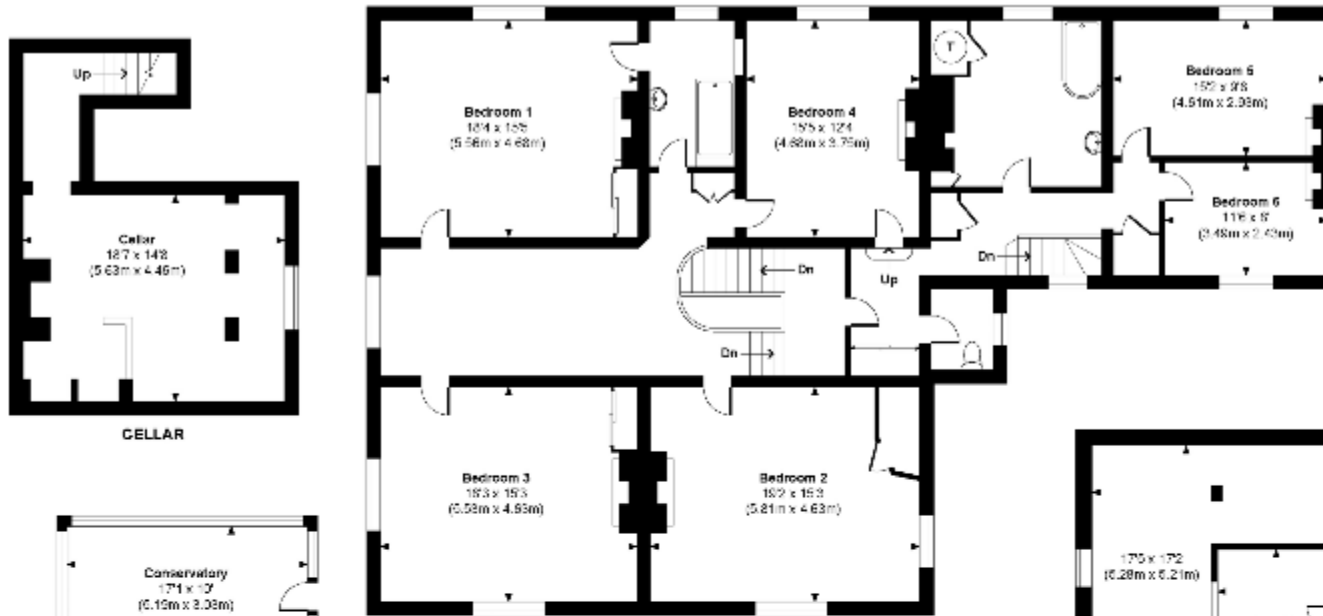
Approximate Gross Internal Area

Main House = 4821 Sq Ft / 447.91 Sq M

The Coach House = 1705 Sq Ft / 158.42 Sq M

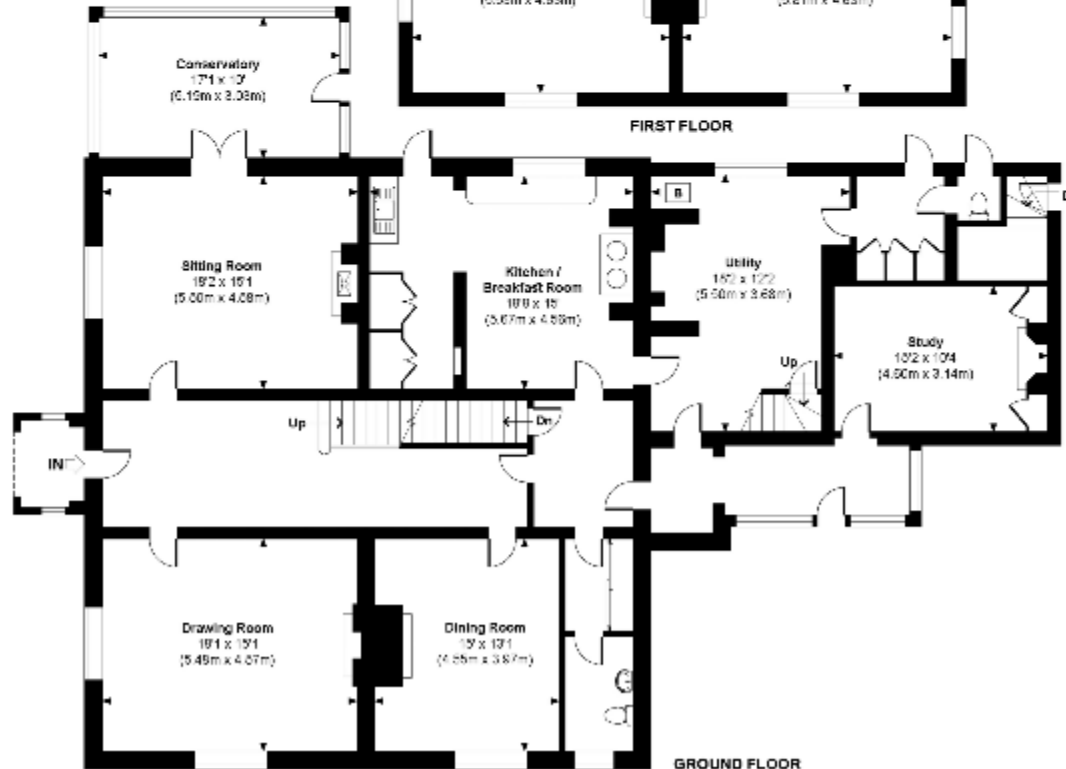
Total = 6527 Sq Ft / 6026.33 Sq M

Outbuildings are not shown in correct orientation or location.

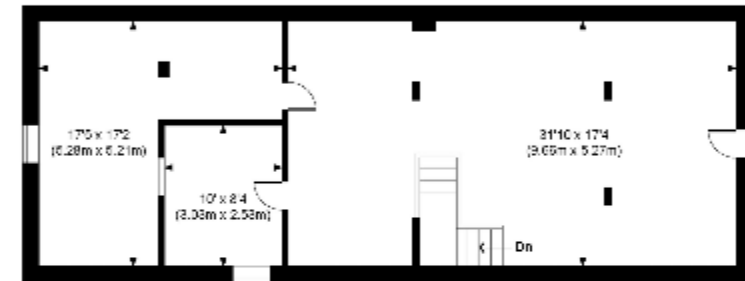


CELLAR

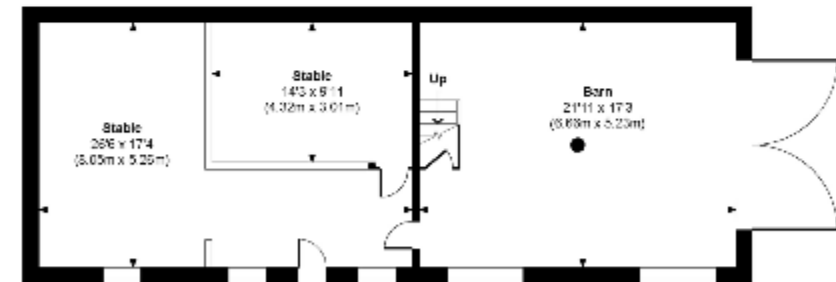
FIRST FLOOR



GROUND FLOOR



THE COACH HOUSE FIRST FLOOR



THE COACH HOUSE GROUND FLOOR



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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 features 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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