



Roseberry House Farm | Red Rice Road | Upper Clafford | Hampshire | SP11 7PU



Guide Price £950,000

A detached home with generous accommodation (in excess of 2,250 sq ft) complimented by gardens and grounds totalling almost 12 acres.

The Property at a Glance

- | A Substantial Detached Home
- | Approximately 2,274 sq ft (plus a garage)
- | Edge of village location
- | Needs investment
- | Gardens of about 0.3 acres
- | Further paddocks of about 11.4 acres
- | Stables, barn and dressage arena
- | Separate vehicular access for the equestrian setup

Property

Roseberry House Farm is a fine detached house built in 1967, situated on the Southern fringe of the popular village of Upper Clatford. The property itself would lend itself to some investment but the layout works well in its current guise - there is a kitchen/breakfast room with separate utility room, a dining room, sitting room and South East facing conservatory. On the first floor there are four bedrooms and two bathrooms.

There is off road parking at the front of the house for several vehicles, as well as a single garage.

The edge of village location is fantastic, as are the far reaching views over the gardens and paddocks beyond. The gardens amount to approximately 0.3 Acres and are predominantly laid to lawn. From here, there is a further 11.4 acres (approximately) of gently undulating paddocks, enclosed with post and rail fencing and with water connected. The stables (hand built by Scotts of Thrapston and arena (built by Charles Britton) are of course on level ground and served by a separate vehicular access off Red Rice Road.

Roseberry House Farm has position and potential in spades... a lifestyle that very few are lucky enough to experience. Contact the agents with any queries or to arrange a viewing.





Situation

The property is situated on the outskirts of the village of Upper Clatford which has a public house, church and village hall, with everyday necessities being purchased at the Post Office/store in the neighbouring village of Goodworth Clatford. Andover, approximately 1½ miles away, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo. The A303 is close at hand allowing convenient road access to London and the West Country and the cathedral cities of Winchester and Salisbury are both within 20 minutes' drive. There is also an excellent choice of private schools in the area: Farleigh, Cheam, St Gabriel's, Winchester College, St Swithun's and Pilgrims as well as Peter Symonds College in Winchester.

Directions

From Romsey proceed on the A3057 to Stockbridge. At the roundabout take the second exit onto High Street and continue for approximately 1 mile. Turn slight right onto Stockbridge Road and continue for approximately 3 miles. Continue onto Red Rice Road and Roseberry House Farm.

Services

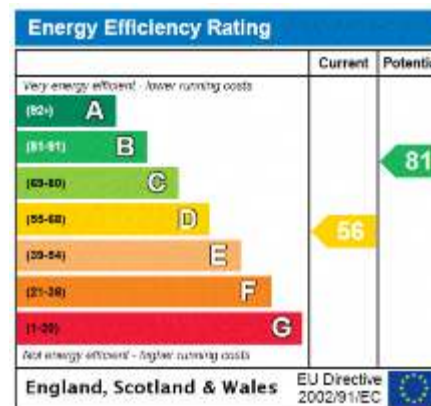
Main electricity, gas and water. Drainage - TBA

Council Tax

Test Valley Borough Council - Band E

Viewings

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



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Roseberry House Farm

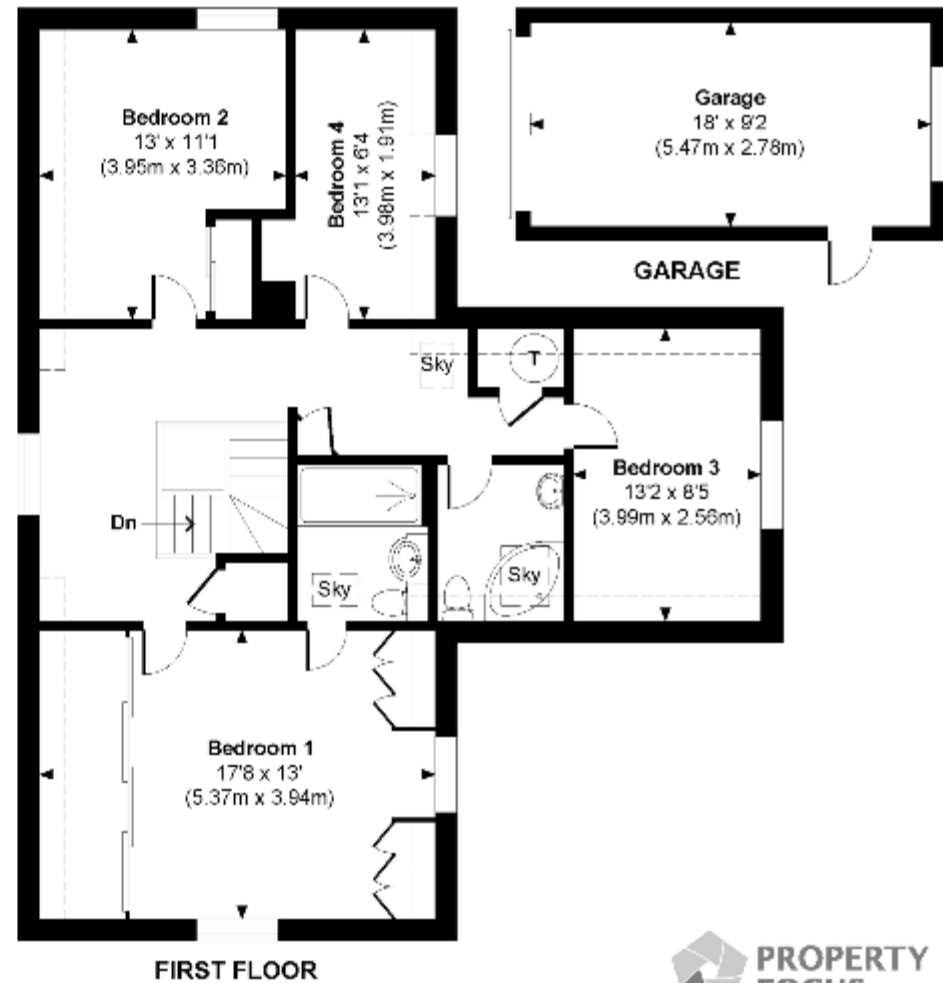
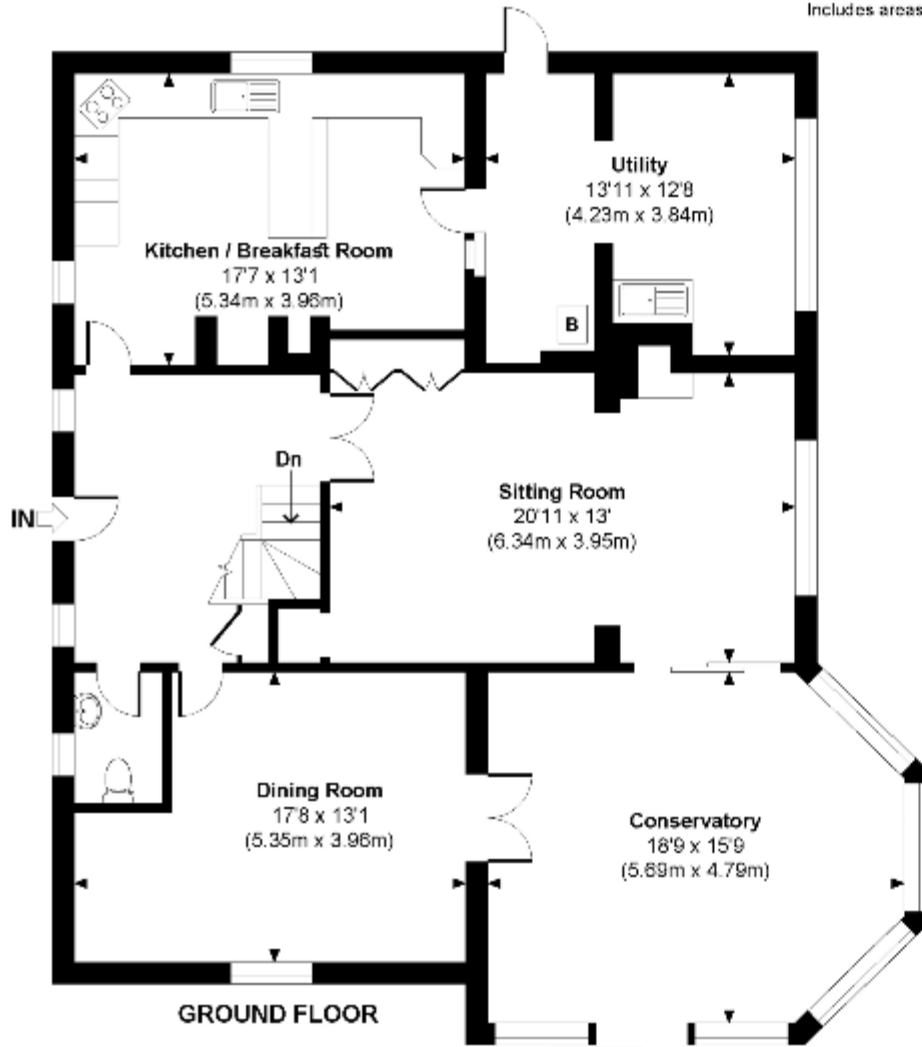
Approximate Gross Internal Area

Main House = 2274 Sq Ft / 211.25 Sq M

Garage = 164 Sq Ft / 15.21 Sq M

Total = 2438 Sq Ft / 226.46 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



Indicates restricted room height less than 1.5m.



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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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