
Rowe
& Co.
Vicarage Farm House, Vicarage Farm
Eastleigh
In Excess of £1,395,000

Rowe & Co.







Vicarage Farm House

Vicarage Farm, Eastleigh

A truly extraordinary family home set in beautiful mature grounds of just over half an acre, a wealth of original farmhouse character and contemporary style, finished to a high specification with many additional features throughout. Accommodation comprises a 29ft open plan kitchen/breakfast/family room, featuring a bespoke kitchen complete with central island, spacious entrance hall with oak and glass staircase, separate dining room, drawing room, study, utility room, shower room and cloakroom, with additional benefits including underfloor heating. The first floor offers four double bedrooms including a 17ft master bedroom with balcony, dressing room and beautifully appointed ensuite, with a third floor then offering additional space which could be used as a bedroom or as it is currently, a games room. Outside the property has gated entry with a sweeping driveway providing ample parking and leading to a double garage and beautifully maintained gardens. There is also scope to extend the ground floor with approved planning permission (details can be provided).

LOCATION

Set within the village of Fair Oak, only a short drive from the historic city of Winchester. Fair Oak is an excellent community which offers many shops, popular restaurants, well-regarded schools and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town is only a 10-minute drive with its variety of shops, restaurants, sports facilities and a new cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

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PROPERTY

The property is approached via a block paved driveway leading to the front door, with full length windows to either side and opening to a truly impressive entrance hall, laid to grey polished ceramic tiled flooring with a feature oak and glass staircase leading to the first floor with, spotlights and doors to all reception rooms. To the right of the entrance hall a set of double doors open into a wonderful 26ft drawing room which has two windows to the side aspect and sliding French doors to the rear opening onto the garden. The room is laid to carpet with a beautiful, full height, original brick-built fireplace with oak lintel and wood burning stove. A set of sliding doors to the rear open into a study which has a window to the front aspect allowing plenty of natural light, space for freestanding furniture and is laid to carpet. You enter the dining room from the entrance hall via a set of double oak and glass doors, the room has a stunning bay window to the rear aspect and has been laid to grey polished ceramic floor tiles, with space for a large dining table and chairs and further furniture.

An opening to one side leads through to the heart of this stunning home, the 29ft open plan kitchen/breakfast/family room, laid to grey polished ceramic floor tiles with underfloor heating, French doors to both the side and rear opening to the garden and dual aspect windows to the front and rear. There is a modern stove style gas fire to one wall, spotlighting, sockets for a wall mounted TV and space for freestanding furniture and seating. The kitchen itself has been fitted with a bespoke range of wall and base units with cupboards and drawers under and complimentary Granite worktops, with modern downlighting. There are two integrated NEFF double ovens, a NEFF induction hob with extractor over, fridge freezer and dishwasher. There is also a wonderful central island which has an over cut edge enabling seating and use as a breakfast bar, with integral microwave oven, cupboards and bin drawer beneath, finished with Quartz and Wenge worktop.







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To the end of the kitchen is a bar area conveniently situated and featuring a gloss base unit with Granite worktop and integrated wine refrigerator.

A set of double doors to one end of room lead through to a lobby area, also useable as an additional entrance to the home with ceramic tiled flooring, underfloor heating and a further door leading in from the driveway. There is a large central skylight, spotlights and doors leading to the garage, shower room and utility/laundry room. The shower room has an obscured window to the side aspect, spotlights and has been fitted with a double walk-in shower, wash hand basin set in vanity unit and low level WC, with ceramic tiled flooring and underfloor heating. The utility room has a window to the side and external door opening to the rear, the room has been fitted with a range of cream gloss wall and base units with oak effect laminate worktops, with space and plumbing for a washing machine, tumble dryer and American style fridge freezer. The cloakroom completes the ground floor and has a window to the side, with a wall mounted wash hand basin and low level WC.





The stunning gallery landing has a window to the front with a large storage cupboard to one side, spotlighting, stairs to the second floor and doors to all accommodation. The impressive master suite has a window to the side and French doors opening onto a lovely balcony with views over the garden. There is a large walk-in dressing room accessed via double sliding doors which has been laid to carpet, with a window to the front aspect, fitted wardrobes and central island. A further door leads through to a stylish ensuite shower room which has a window to the side aspect and has been fitted with a double walk-in rainfall shower, freestanding bath, his and hers wall mounted wash hand basins and low level WC, with a chrome heated towel rail and tiling to key areas.

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Bedroom two again a large double has dual aspect windows to the side and front aspects and is laid to carpet with spot lighting, two built-in wardrobes and a large, fully tiled ensuite, fitted with a double walk-in rainfall shower, panel enclosed bath, wash hand basin set in vanity unit, low level WC and wall mounted heated towel rail. Bedrooms three and four, again both double rooms, have been laid to carpet and overlook the garden to the rear, bedroom three also benefits from built-in wardrobes.

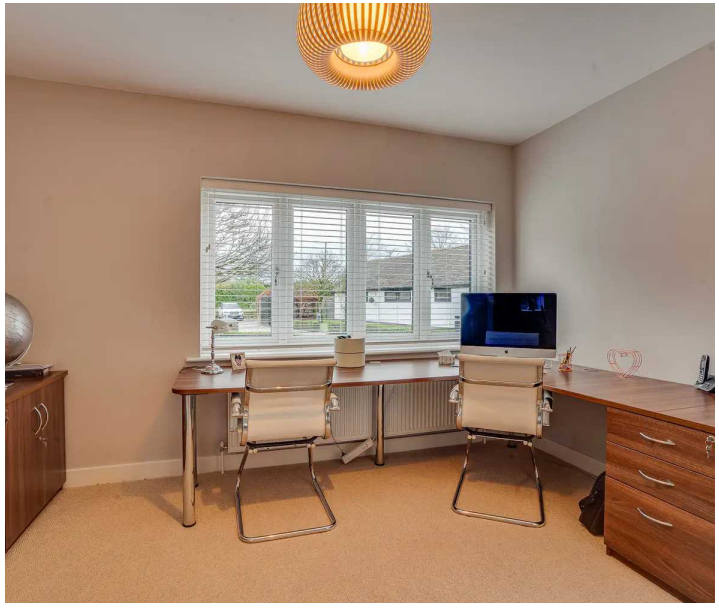
The well appointed family bathroom has a window to the rear aspect and has been fitted with a modern suite comprising a double walk-in rainfall shower, panel enclosed bath, wall mounted wash hand basin and low level WC. The room also benefits from two wall mounted heated towel rails, a storage cupboard, spotlighting and is laid to tile flooring. The second floor is accessed via a spiral staircase from the first floor and has a small landing area with Velux window and storage cupboard. A door leads to bedroom five, which is currently used as a games room, laid to carpet with two Velux windows to the rear.

OUTSIDE

The property is accessed via electric gates opening to a sweeping driveway, with lighting to either side and surrounded by beautiful mature gardens. There is ample off road parking for several vehicles and a double detached garage with electric roller door, power and light, there is also overhead storage, pedestrian gated access to both sides and steps leading to the front entrance. The private, secluded garden wraps around the property and has been landscaped to provide a large paved seating/entertainment area in which to relax, with a further smaller BBQ area to the side with additional seating. The rest of the garden is mainly laid to well manicured lawns and is well stocked with a wide variety of flowers, shrubs and mature trees. There is also a brick-built outhouse with light and power, currently used as a garden bar and enjoying countryside views.

- Five Double Bedrooms
- Gated Driveway
- Four Bathrooms
- 29FT Kitchen / Breakfast Room





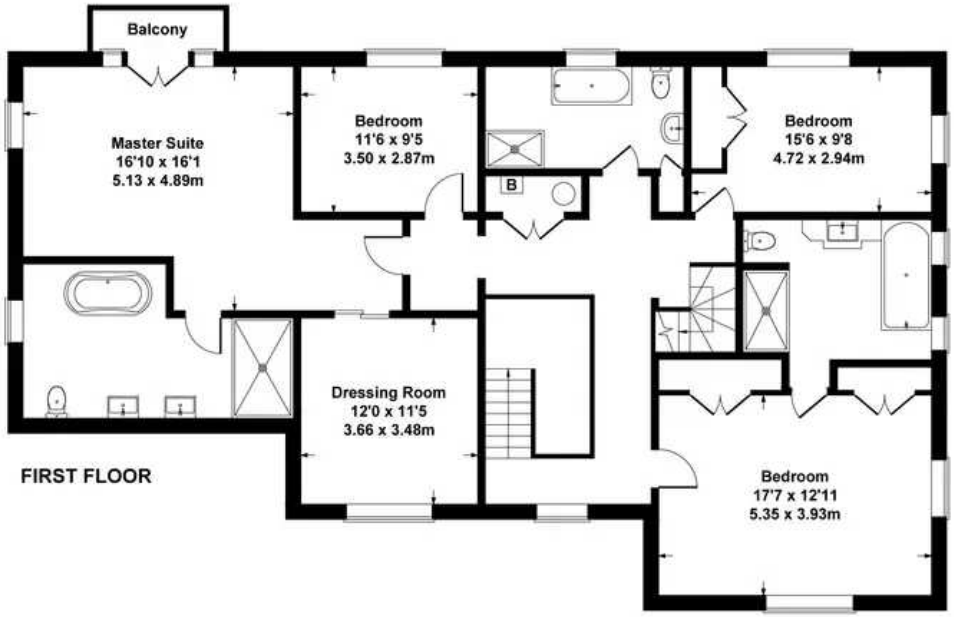


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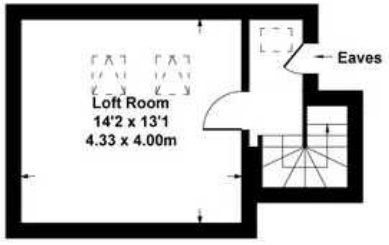
Approximate Gross Internal Area
4406 sq ft - 409 sq m
(Including Garage)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

REQUEST VIEWING

(GOTTA BE QUICK!)