



# EQUUS

*Country & Equestrian*



WOODLAND

# WOODLAND, Old Mill Lane, Waterlooville, Hampshire PO8 0SE

Set in just over 3.3 acres (\*TBV) of gardens and paddocks with horse riding, country walks, cycle trails and Watersports on the doorstep! This detached well presented 5 bedroom property offers all these benefits as well as versatile extended family living options with a separate detached outbuilding of 866sq ft including a first floor studio with kitchenette and shower room and on the ground floor a games room, shower room and pump room plus large integral garage.

Outside the spacious well kept grounds include a recently re-lined swimming pool and hot tub within a private walled garden.

The equestrian facilities at the location include a 20m x 40m floodlit riding arena and stable yard with two loose boxes tack room and hay barn plus accompanying paddocks and benefitting from a second vehicle access off the lane.

The property occupies a lovely rural location bordering open countryside with a superb outlook over a valley towards Hambledon Vineyard and is situated off a quiet lane near to the South Downs yet only a short drive to the Coast offering a range of watersports.

The well presented accommodation offered at the property includes on the ground floor: a welcoming entrance hall, well equipped kitchen/breakfast room with range cooker, formal dining room, spacious dual aspect sitting room with brick built fireplace and glazed French doors out to the gardens, study, two cloakrooms, utility room plus 3 double bedrooms (master en-suite) and a family bathroom. On the first floor there are 2 further bedrooms.

## EQUESTRIAN FACILITIES / OUTBUILDINGS

Refer to the floor plans for dimensions and layout.

OUTDOOR RIDING ARENA - floodlit manège all weather surface (silica sand & rubber) post and railed. TIMBER LOOSE BOXES - stable block with 2 loose boxes, TACK ROOM and HAY BARN with lighting / power and water all on hard standing.

There is also separate VEHICLE ACCESS to the stable yard and a HOLDING paddock.

## ANEXE / GARAGE / POOL

Refer to the floor plans for layout and dimensions.

GARAGE COMPLEX - detached double garage is currently arranged to accommodate double bay parking. POOL ROOM with shower room and pump room on the ground floor.

FIRST FLOOR - large studio with KITCHEN / SHOWER ROOM and SITTING AREA.

Ideal for those looking to work from home or to accommodate dual occupancy (subject to any required permissions).

POOL - circulation pump and filter / walled to ensure privacy.

## LAND & GROUNDS

The whole site is acres 3.383 (\*TBV) and includes the gardens, house, drive, arena stables and pool etc and is on 3 titles, 1.764 main paddock & stables / arena 0.7921 / house and garden 0.827 all (\*TBV).

The acreage and or land shown / stated on any map and or screen print for the property is \*TBV - (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its

sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

## ACCOMMODATION

Refer to the floor plans enclosed in the brochure and online.

The accommodation totals 2377 sqft for the house, 747 sqft for the annexe. Well-presented throughout with views from the rear of the property.

**GROUND FLOOR - ENTRANCE HALL** , well-equipped **KITCHEN & BREAKFAST ROOM** Range Cooker various base and eye level units. Formal **DINING ROOM**, spacious dual aspect **SITTING ROOM** with attractive brick-built fireplace and glazed double doors to the garden. There is a **STUDY**, two **CLOAKROOMS** and **UTILITY ROOM**.

**3 BEDROOMS** including the principal bedroom with **ENSUITE SHOWER ROOM** plus **DRESSING AREA** currently used as a work space, further **FAMILY BATHROOM** and shower.

**FIRST FLOOR** - 2 further **BEDROOMS**.

## LOCATION & AREA AWARENESS

The property is situated within a short stroll of the Bat and Ball public house and cricket ground near to Hambledon village which is reputedly the birthplace of cricket and offers good amenities including a village store, public house, tea room, primary school, church, village hall as well as an award winning vineyard . Local brideways and footpaths are in abundance including the South Downs Way, Butser Hill and the Queen Elizabeth Country Park.

For sailing enthusiasts, the South Coast, with its numerous harbours is also nearby. For a more comprehensive range of shopping, sport and leisure facilities Petersfield is about nine miles away and also offers a mainline station to London Waterloo.

The larger centres of Winchester, Guildford, Portsmouth and Chichester are all within reasonable driving distance. The A3 is a few minutes' drive to the east and gives easy access to the coast and to the M25. There are plenty of private schooling options in the region including Bedales and Churche's at Petersfield, Portsmouth Grammar School, or Twyford, Boundary Oak and Westbourne House prep schools, Winchester College and St Swithun's at Winchester.

## MATERIAL INFORMATION & SERVICES

**TENURE:** Freehold

**PROPERTY TYPE:** Detached / **PROPERTY CONSTRUCTION:** Brick

**NUMBER & TYPE OF ROOM/S:** 3 recs / 5 beds -see attached floor plans.

**PARKING:** Multiple off road / **FLOOD RISK:** No

**LOCAL AUTHORITY:** Winchester / **TAX BAND:** G.

**EPC RATING:** E 52/66 - Certificate number 2408-3079-7258-0197-2910

Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk>





#### SERVICES

HEATING: Gas LPG subterranean tank / SEWAGE: Cess pit  
WATER SUPPLY: Private via farm next door / ELECTRICITY SUPPLY: Mains

#### HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:  
[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.



#### DISCLAIMERS

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.
2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical.
3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
5. 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.
6. VAT: If applicable, the VAT position relating to the property may change without notice.

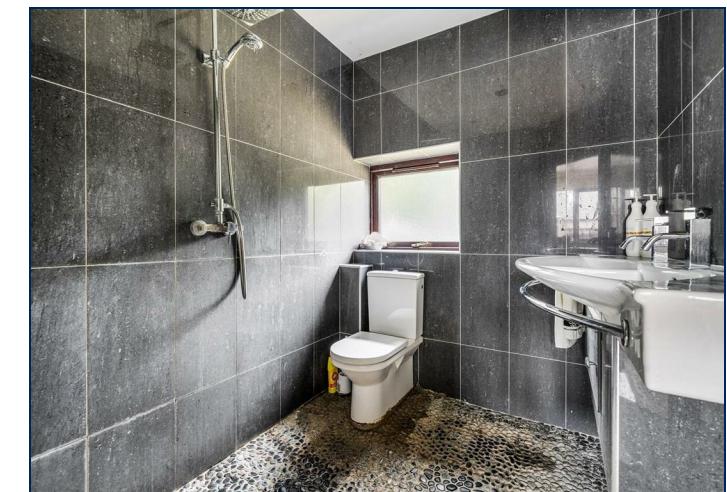
#### VIEWING ARRANGEMENTS

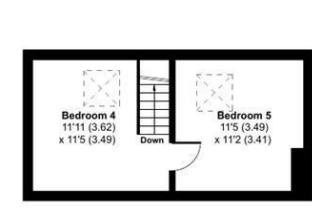
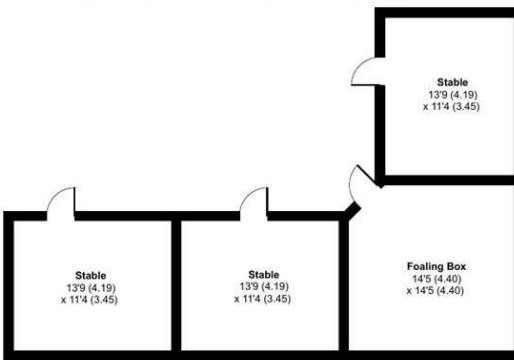
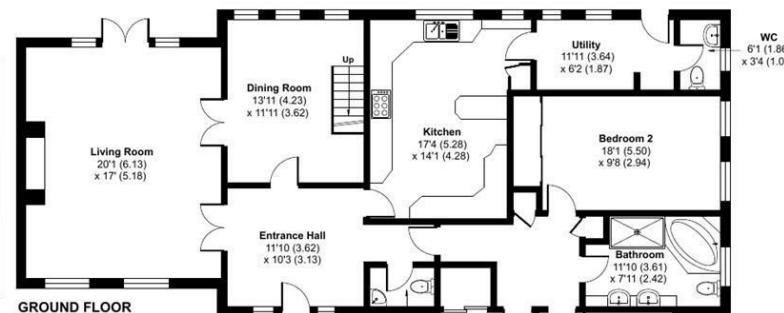
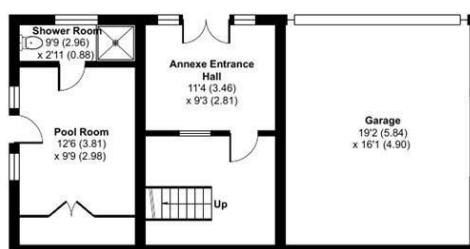
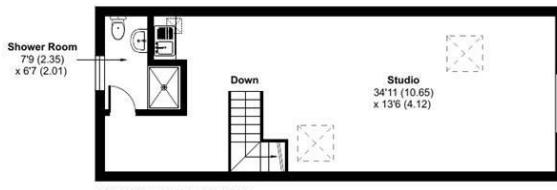
All Viewings are strictly by Appointment with the Vendors' Agent  
Equus Country & Equestrian, South East/South West  
T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)  
W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at

**Offers over £1,495,000**





Approximate Area = 2377 sq ft / 220.8 sq m  
 Annex = 747 sq ft / 69.3 sq m  
 Garage = 308 sq ft / 28.6 sq m  
 Outbuilding = 866 sq ft / 80.4 sq m  
 Total = 4298 sq ft / 399.1 sq m  
 For identification only - Not to scale



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2025. Produced for Equus Property. REF: 1328694

PROPERTY MISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of

