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Stunning £2.795m Awbridge Home with Land, Cinema and Cottage Hits Market

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A striking countryside property in the heart of Hampshire has been listed for £2.795 million, offering nearly 20 acres of scenic land, a luxurious main house, its own cinema, and a detached guest cottage.

Nestled on Newtown Road in the village of Awbridge, Wood Farm is a beautifully designed modern estate combining sleek architectural flair and classic rural charm. The main home was created by respected firm Roderick James Architects. It showcases a curved oak-

framed structure that blends seamlessly with its natural surroundings while delivering top-tier finishes and flexibility throughout.

The property enjoys a secluded position with long-reaching views across its own fields and the surrounding countryside. The spacious layout includes a bright entrance hall leading to a vaulted-ceiling sitting room, a stylish open-plan kitchen and breakfast space, a functional boot room, a walk-in butler's pantry, and a generously sized cloakroom. The high ceilings and warm wooden detailing create a relaxed yet elegant atmosphere.

Countryside Comforts

A staircase leads upwards to a large drawing room with countryside views, while the lower level of the property offers an impressive home cinema, utility room, and three large storage rooms. The top floor houses the principal bedroom with an ensuite shower room and a private dressing room, while two further bedrooms each come with their own contemporary ensuite bathrooms.

Alongside the main house is a detached two-bedroom single-storey cottage, providing the ideal accommodation for guests, extended family, or staff. The estate also includes a selection of well-maintained outbuildings, a barn with a workshop and storage areas, and equestrian facilities such as a triple carport, three-stable block, and tack room. The site benefits from agricultural planning permission, offering additional scope for expansion or farming use.

Giles Muddle from Savills, the agent managing the sale, said: "Wood Farm is an exceptional small estate in a beautiful setting, offering an idyllic lifestyle amongst some of Hampshire's finest countryside."

The property's location offers the perfect balance of peace and accessibility. Awbridge lies just 4.5 miles from the market town of Romsey, and is conveniently placed for reaching the New Forest National Park, the South Coast, and the historic cathedral cities of Salisbury and Winchester.

The area is highly regarded for its countryside lifestyle for those seeking outdoor pursuits. The nearby River Test, renowned for its fly fishing, offers some of the finest trout angling in the country, while scenic trails and equestrian routes crisscross the landscape.

Wood Farm is expected to appeal to buyers searching for a rare combination of architectural distinction, rural luxury, and excellent access to southern England's key destinations. With homes of this calibre increasingly in demand, this Awbridge gem will likely attract attention from discerning buyers seeking space, privacy, and refined living.