BOSSINGTON ESTATE OFFICE
Houghton, Stockbridge, Hampshire, SO20

Carter Jonas

BOSSINGTON ESTATE OFFICE, HOUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 6LT

A RARE SELF-BUILD OPPORTUNITY TO CREATE A CHARACTERFUL COURTYARD HOME FROM TRADITIONAL BARNS IN THE HEART OF SOUGHT-AFTER HOUGHTON, WITH 1.46 ACRES, COUNTRYSIDE VIEWS AND PLANNING PERMISSION GRANTED

- Traditional barns with residential planning consent
- Courtyard-style conversion scheme
- Proposed four-bedroom main barn
- Additional Threshing Barn accommodation
- Gardens, car port and farmland views
- Approximately 1.46 acres
- Self-build status with no CIL payable
- Planning Permission reference 25/02917/FULLS

DESCRIPTION

The Old Estate Office presents a rare opportunity to acquire a distinctive collection of traditional barns and a characterful converted building, situated in the heart of the highly regarded Test Valley village of Houghton. Set within an attractive rural setting alongside the renowned River Test, the property enjoys a rich heritage and considerable potential.

Historically used for agricultural and commercial purposes, the buildings offer a versatile range of accommodation and have the benefit of planning permission to convert to residential use. The combination of period character, village location and open countryside views creates an exceptional opportunity for prospective purchasers.

The site extends to 1.46 acres in total.

CCTV
in operation
Notice

PLANNING

The proposed scheme includes a courtyard style layout, with the buildings facing into the original farmyard. There are generous gardens to the rear of the main barn and excellent views across farmland to the rear.
The main barn would comprise a large open plan kitchen / family room, boot room, play room, office and integral car port, in addition to galleried landing, 4 bedrooms and 3 bathrooms. The Threshing Barn incorporates a generous games room, bedroom, bathroom and w/c, in addition to a galleried mezzanine floor. The consent has self-build status, meaning that it is suitable for end-users rather than for development for commercial gain, and this status indicates that there is no CIL payable. We understand that all relevant conditions have been discharged.

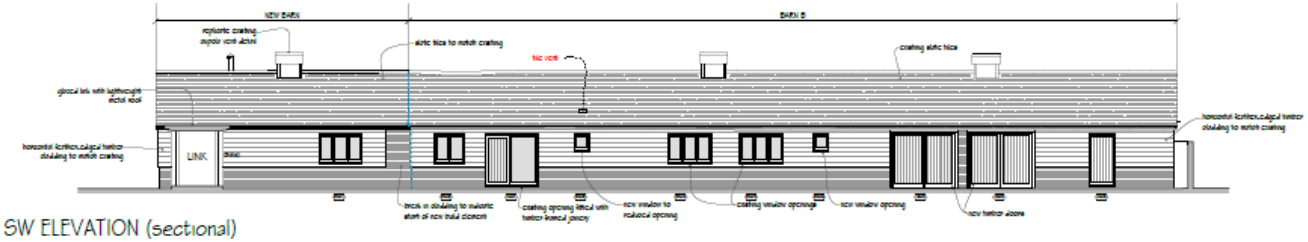
Full planning details can be found on www.testvalley.gov.uk using the reference 25/02917/FULLS

LOCATION

Old Estate Office occupies a prominent position within the centre of Houghton, one of the area's most sought-after villages, located approximately 3 miles from the picturesque market town of Stockbridge. The property fronts the village's principal thoroughfare and enjoys far-reaching views across open farmland to the west. Stockbridge is renowned for its charming High Street and offers an excellent range of day-to-day amenities, including boutique shops, public houses, restaurants, cafés, a church and recreational facilities. The cathedral city of Winchester lies approximately 11 miles to the east, whilst Southampton is around 12 miles to the south, providing extensive shopping, leisure and commercial opportunities. Communications are particularly convenient, with easy access to the A34 and A303, connecting to the wider motorway network. Mainline rail services from Winchester provide direct access to London Waterloo in just over one hour, making the area well suited for both business and leisure travel.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains water and electricity. Oil heating. Private drainage.
Local Authority: Test Valley Borough Council
What3words: cavalier.spared.joints
Agent's Note: NB There is an overage clause in place that relates to the land to the rear of the barns. Please contact the agents for more information.



SW ELEVATION (sectional)
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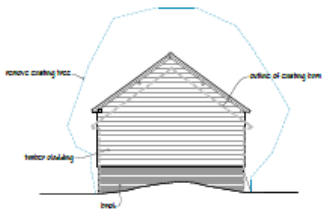

SW ELEVATION (Barn C)
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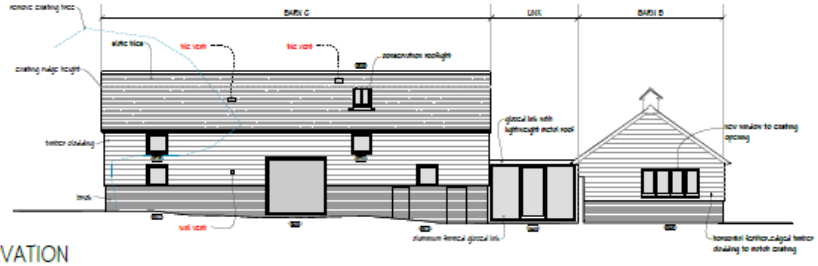

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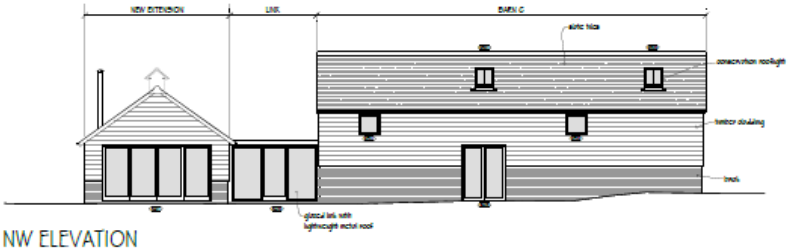

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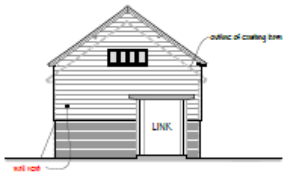

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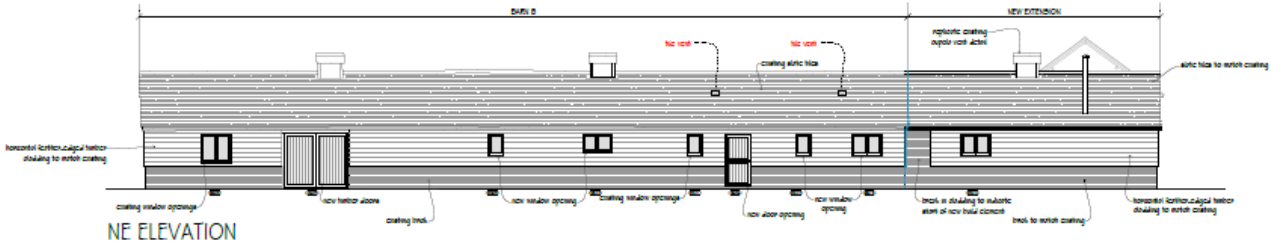

NE ELEVATION
1:100

Proposed Elevation

revisions		initial	date
A	DoC Information added	BL	27.04.26

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

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project
BOSSINGTON ESTATE OFFICE
Houghton

drawing
Proposed Elevations

scale	drawn by	date
1:100 @A1	BL	Nov 2025

240607-06 — A
drawing no — rev

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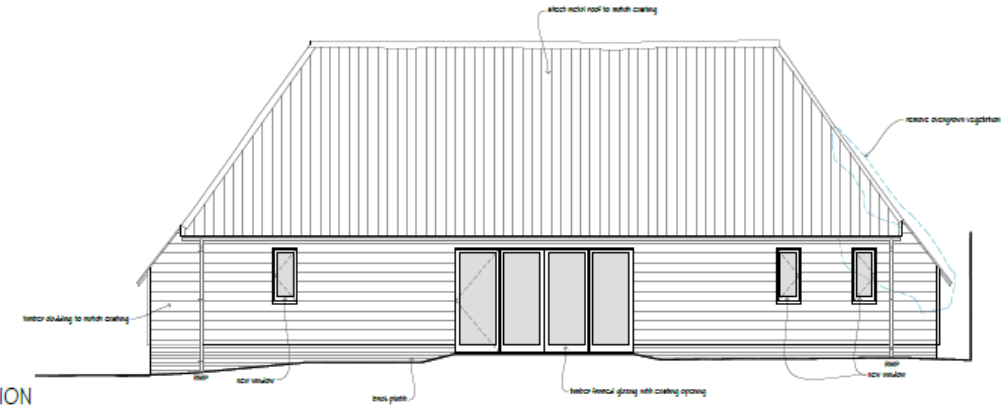

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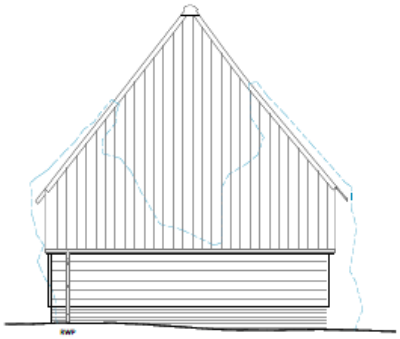

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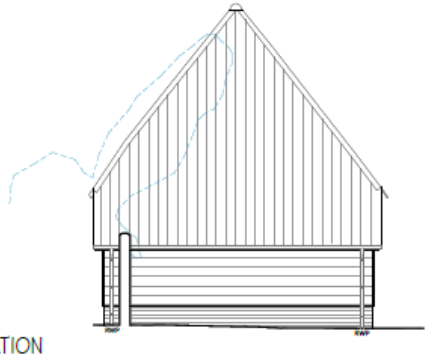

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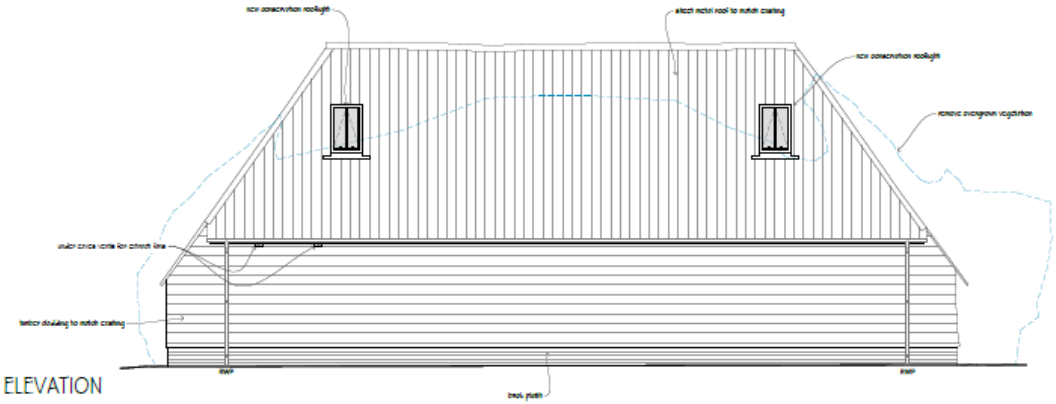

SE ELEVATION
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Proposed Elevation

revisions	initial	date
A GoC information added	BL	27.04.26

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drawing
Barn A Elevations

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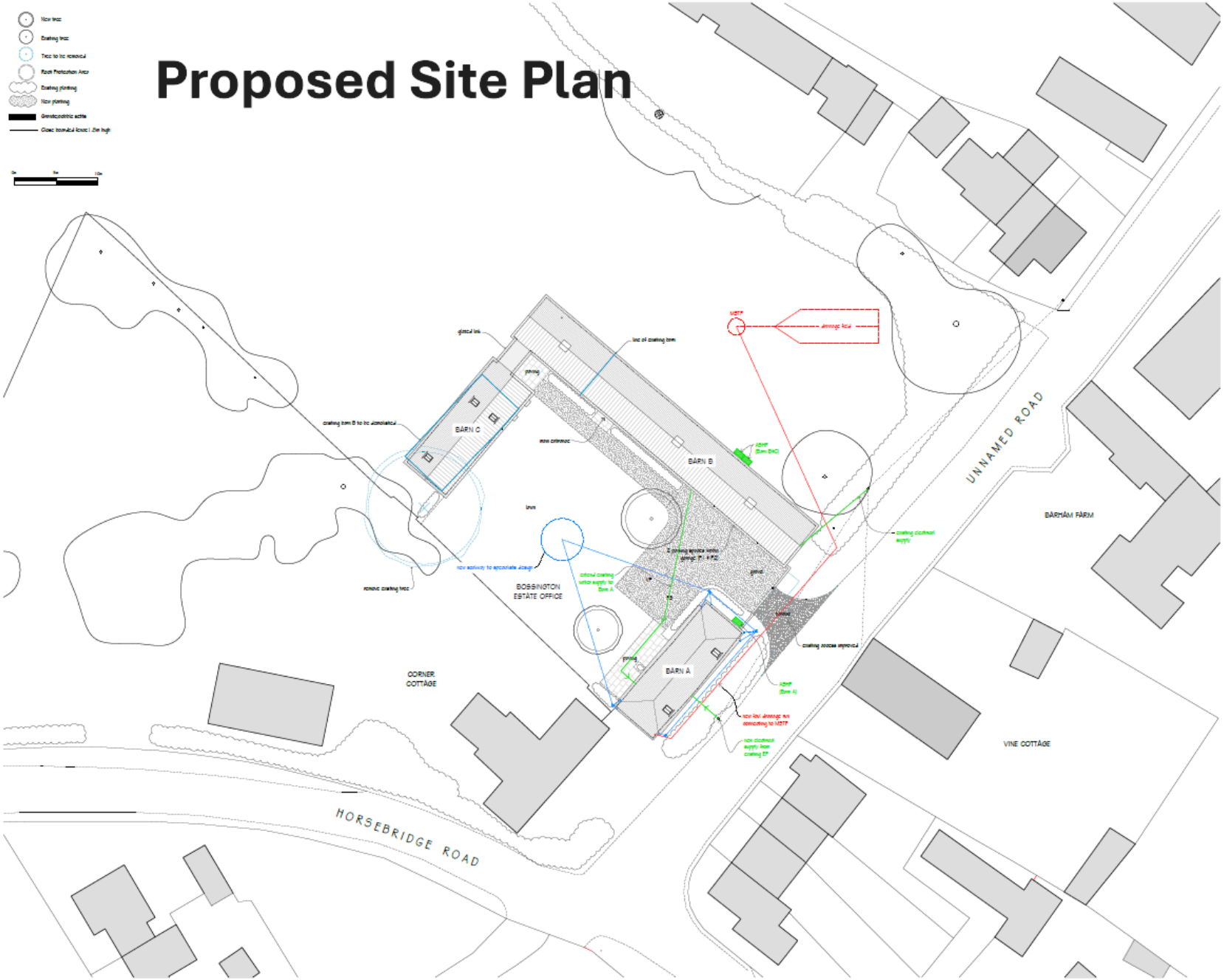
Proposed Site Plan



revisions		initial	date
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drawing
Proposed Site Plan

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1:200 @A1	BL	Nov 2025

drawing no	rev
240607-02	A

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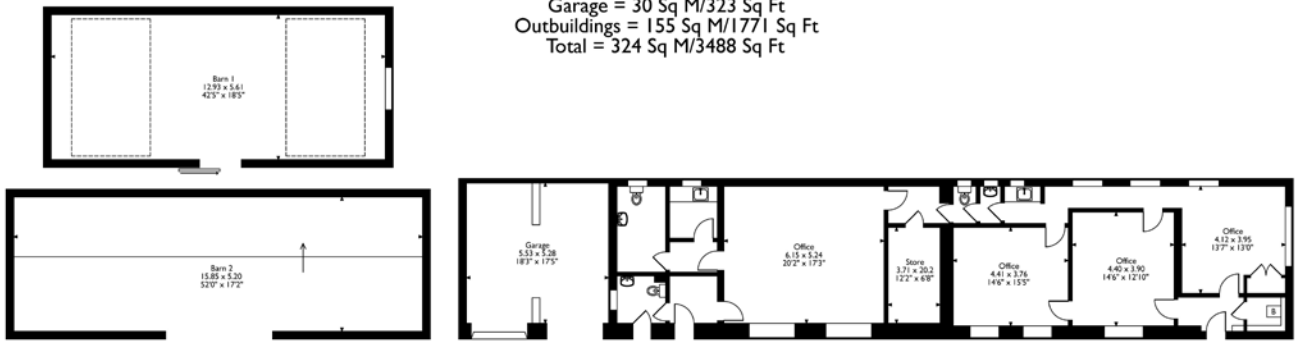
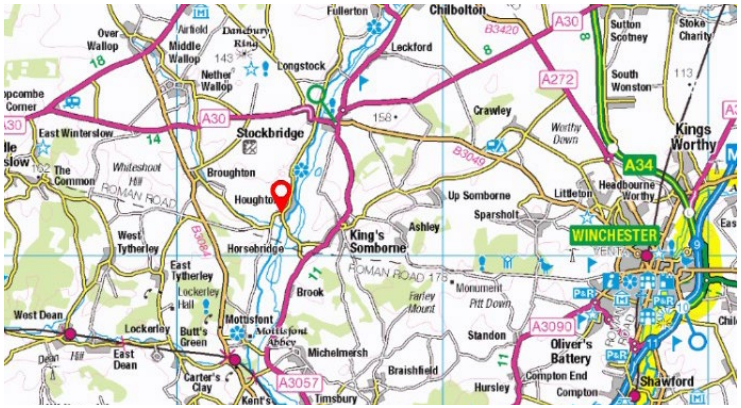
Bossington Estate Office, Houghton, Stockbridge, Hampshire
Approximate Gross Internal Area
Main House = 139 Sq M/1496 Sq Ft
Garage = 30 Sq M/323 Sq Ft
Outbuildings = 155 Sq M/1771 Sq Ft
Total = 324 Sq M/3488 Sq Ft



Outbuilding

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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