



COLLYERS FARM

Collyers Farm, Forest Road, Worlds End, Hambledon, Waterlooville, PO7 4QX

Carter Jonas

COLLYERS FARM, FOREST ROAD, WORLDS END, HAMBLETON, WATERLOOVILLE, PO7 4QX

- Spacious reception and dining rooms
- Modern kitchen/breakfast room
- Family room and study
- Luxurious main bedroom with dressing room and en-suite
- Large garage (613 sq ft) for secure parking and storage
- 4.16 Acres (Spilt titles)
- Five stables, ménage & field shelter
- EPC rating E

DESCRIPTION

Nestled in a desirable location, this exceptional home on Forest Road offers a rare combination of elegant living, expansive space, and versatile outbuildings. With over 5,300 sq ft of total area, the property is perfectly suited for families, professionals, or anyone seeking a spacious and adaptable residence.

The ground floor features a welcoming reception room and a formal dining area, both ideal for entertaining. A large kitchen/breakfast room provides a central hub for daily life, complemented by a family room and a dedicated study—perfect for remote work or quiet reading. A utility room adds everyday convenience.

Upstairs, the main bedroom includes a generous bedroom, dressing room, and en-suite bathroom. Two further bedrooms offer ample space for family or guests, all designed with comfort and practicality in mind.

EQUESTRIAN LIVING IN HAMBLETON - CHARACTER HOME WITH STABLES, OUTBUILDINGS & 4.16 ACRES



OUTSIDE

The property features extensive outbuildings and a generously sized garage. It also benefits from five stables, a menage, a field shelter, and approximately just over four acres of land.

LOCATION

Set in the tranquil Hampshire countryside, Worlds End is a charming village within the City of Winchester district, offering a peaceful rural lifestyle with excellent access to nearby towns such as Waterlooville, Wickham, and Fareham. The area is well-connected via the A3 and M27, making it ideal for commuters to Portsmouth, Southampton, and even London. Worlds End is part of the Denmead parish, known for its strong community feel and scenic surroundings. The village is rich in character, featuring historic landmarks like the Grade II listed Worlds End House and one of the oldest postboxes in the UK. Nature lovers will appreciate the proximity to Alice Holt Forest, a popular destination for walking, cycling, and wildlife spotting.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electricity and water. Private drainage system.

Broadband: Fibre to the Premises (FTTP). For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council.

Council Tax Band: F

Viewing: Strictly by appointment through the agent, Carter Jonas, 01962 842742





Forest Road, PO7 4QX

Approximate Gross Internal Area = 241.6 sq m / 2600 sq ft

Garage = 57.0 sq m / 613 sq ft

Outbuildings= 199.1 sq m / 2143 sq ft

Total = 497.7 sq m / 5356 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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