Charters
WINCHESTER

t: 01962 830880
www.chartersestateagents.co.uk



Hensting Lane, Fishers Pond, Hampshire, SO50 7HH



Hensting Lane, Fishers Pond, Hampshire, SO50 7HH

Nestled within an idyllic rural setting on the edge of Fishers Pond, The Meadows is a substantial detached residence occupying an exceptional plot of approximately 1.4 acres, enjoying far-reaching views across the surrounding countryside within the South Downs National Park.



• Exceptional detached family home in a sought-after rural location •Approximately 1.4-acre plot with panoramic countryside views •Over 2,700 sq ft of spacious and flexible accommodation •Magnificent open-plan living space with conservatory and family room •Three generous double bedrooms and excellent ancillary accommodation •Detached garage/games room, extensive gardens and ample parking

t: 01962 830880
www.chartersestateagents.co.uk







ACCOMMODATION

Nestled within an idyllic rural setting on the edge of Fishers Pond, The Meadows is a substantial detached residence occupying an exceptional plot of approximately 1.4 acres, enjoying far-reaching views across the surrounding countryside within the South Downs National Park. Offering over 2,700 sq ft of versatile accommodation, this meticulously maintained home combines generous living space with outstanding grounds, creating an enviable lifestyle opportunity. Situated along the sought-after Hensting Lane, the property enjoys a peaceful semi-rural position whilst remaining conveniently accessible to Winchester, Southampton and major motorway links. The accommodation is thoughtfully arranged around a welcoming central hallway and includes a magnificent open-plan sitting room featuring elegant detailing and large windows that frame the beautiful gardens beyond. The adjoining conservatory provides a tranquil space from which to enjoy the surrounding landscape, while the family room offers additional reception space ideal for modern family living. The well-proportioned kitchen extends to over 23 feet in length and is complemented by a vaulted dining area towards the end, utility room and home office. The bedroom accommodation comprises three generous double bedrooms, including a spacious principal bedroom, served by two bath/shower rooms and a separate cloakroom. Outside, the property truly comes into its own. The extensive grounds provide a wonderful sense of privacy and seclusion, with expansive lawns, mature trees and open land extending beyond the formal gardens. A substantial detached garage/games room offers excellent ancillary space with potential for a variety of uses, subject to the necessary consents. Rarely available and occupying one of the area's most desirable countryside settings, The Meadows presents a unique opportunity to acquire a distinguished family home with exceptional grounds, breathtaking surroundings and outstanding lifestyle appeal.







SITUATION

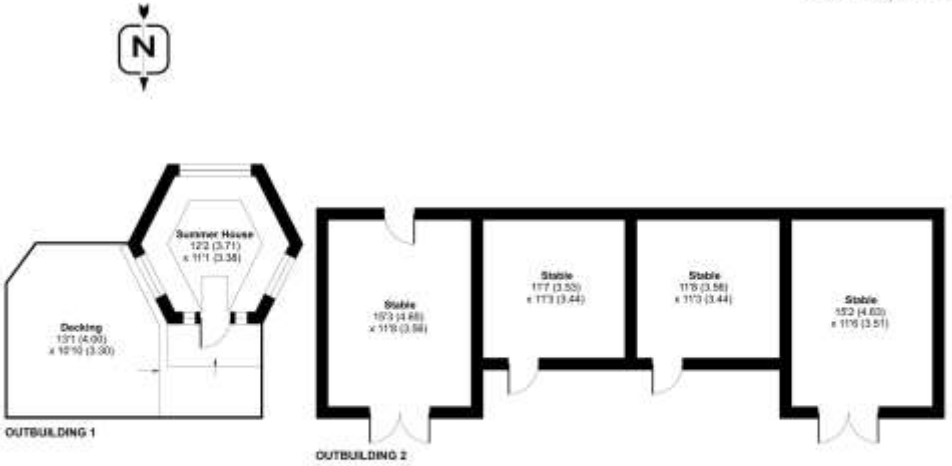
The splendid and historical cathedral city of Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using Southwest Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



Approximate Area = 2335 sq ft / 216.9 sq m
Garage = 376 sq ft / 34.9 sq m
Total = 2711 sq ft / 251.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1485592



Outbuilding = 721 sq ft / 66.9 sq m
For identification only - Not to scale



Scan the QR code to find out more information about this property.







LOCAL AUTHORITY
Winchester City Council
Council Tax Band G

ASKING PRICE £1,395,000

TENURE
Freehold

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance