



Winchester

LITTLE GREEN BOOK.

Hard to find & useful information

Knight Frank



I very much hope that you enjoy this Little Green Book of useful information and helpful hints about southern Hampshire.

2008 was the 10th anniversary of our office opening in Winchester and in this time we have trebled our numbers of staff and as a firm have increased our numbers in the UK by well over 200%.

Locally from Winchester alone we have sold over £420,000,000 of property and currently have an unrivalled experience of the Hampshire housing market and therefore if you feel we can be of any assistance I hope you will not hesitate to give us an opportunity to help you.

In the meantime I hope you will find our Little Green Book to be both fun and of use.



Best wishes

Andrew Rome

Index

Page 7 **Getting About**

Distances

Page 9 **Leisure**

Theatres, cinemas, walks, country days, pubs, hotels

Page 14 **Children**

Activities and days out

Page 16 **Sport**

From golf to Pony clubs

Page 20 **At Home**

Cleaning, catering, gardening, home improvement

Page 24 **Shopping**

Local shops, salvage, auctions, farmers markets

Page 26 **Useful Websites**

YOUR LOCAL TEAM



Andrew Rome

Andrew Rome heads up the Winchester office, which he opened with Charlie Taylor in 1998. He has over 26 years of experience, 20 of which have been with Knight Frank. Andrew specialises in the higher end of the market and has been involved in some of the most important sales in Hampshire. In the summer months he has been known to be found by a river, fishing rod in one hand and telephone in another!



Sacha Jackson

Sacha joined Knight Frank in 2002 and became a partner in 2007 when she moved to help set up the successful Chelsea office. Sacha has now joined the Winchester team, primarily concentrating on the New Forest and the Lymington area, where she was brought up, spending her childhood capsizing in the Solent. The daughter of a well known and highly regarded Agent, estate agency is in her blood.



Tom Woods

Tom Woods joined Knight Frank in 2004, after completing a degree at Cirencester. Originally from Winchester, Tom knows the Hampshire area extremely well, and has a great deal of experience in handling the sales of a variety of properties ranging from £400,000 to £1,500,000. Tom enjoys the great outdoors including country pursuits and careering down a mountain on a pair of planks.



Gemma Richardson

Gemma was brought up near Winchester and has worked for Knight Frank for 8 years. She assists Andrew Rome in the smooth running of the office, including organising the marketing and advertising.

YOUR NATIONAL TEAM



Ed Cunningham

Ed Cunningham has recently joined us from another national agent to work in our Country House Department in Central London, specialising in sales at the top of the market throughout the South West, and with a particular focus on Hampshire where he continues to live and has worked for a number of years. **0207 861 1098**



George Clendon

George joined Knight Frank in June 2000, having previously worked as a land agent. He worked in the country house department south west team, specialising in Hampshire and the surrounds. He became a partner in 2006 when he was running this team. In December 2009 George moved to join the Winchester office, having lived and farmed in the Meon Valley for 28 years.



Philip Selway

Philip heads the Buying Solution which is the division of Knight Frank which concentrates on looking after purchasers and acting on their behalf. The Buying Solution is now the foremost buying service in the country and has great experience. Indeed, he was probably acting on behalf of purchasers long before anyone had heard of buying agents. **01488 657 912**



Sandy Davenport

Sandy has been a partner of Knight Frank for a number of years and is based in our Exeter office. In 2006 she founded the Waterfront Department, specialising in the sale of property on or with views of the sea and is now coordinating the sale of properties for Knight Frank on the waterfront throughout the UK. **01392 423111**



YOUR CONSTANT IN
A TIME OF CHANGE

Knight Frank

Thank you for steering the sale through such troubled waters with a polite, calm and caring manner and keeping me well informed as to how it was all going. You delivered an excellent service and I feel you went that extra mile for us.

Mrs G Hodgson, Emery Down



Getting About

Distances from Winchester:

Southampton Airport 11 miles

Southampton 13.5 miles

Andover 17 miles

Alton 19 miles

Basingstoke 20 miles

Petersfield 21 miles

Salisbury 24 miles

Portsmouth 30 miles

Heathrow Airport 53 miles

Bournemouth 41 miles

Bournemouth Airport 40 miles

Central London 62 miles

Gatwick Airport 77 miles

Approximate train times from Winchester to:

Southampton 20 minutes

Basingstoke 20 minutes

London 65 minutes

Approximate train times from Petersfield to:

Guildford 30 minutes

Portsmouth 35 minutes

London 75 minutes

Airports

Bournemouth International Airport

01202 364000 www.bournemouthairport.com

Southampton Airport

0870 040 0009 www.southamptonairport.com



We couldn't have asked for better service from you at every level and are thrilled at the price you managed to negotiate in this difficult market. We were so grateful for your superb follow up to ensure that the exchange went smoothly today .

Mr & Mrs Hope, Froxfield

Leisure

Theatres

Mayflower Theatre, Southampton
023 8071 1811 www.mayflower.org.uk

The Anvil, Basingstoke
01256 844244 www.theanvil.org.uk

Theatre Royal, Winchester
01962 840440 www.theatre-royal-winchester.co.uk

The Playhouse, Salisbury
01722 320333 www.salisburyplayhouse.com

Cinemas

Odeon Cinema, West Quay, Southampton
0871 2244 007

UGC Cinemas, Ocean Way, Southampton
0871 200 2000

Harbour Lights Picture House, Ocean Village, Southampton
0871 704 2060

Did you know?

**Over the last 10 years cottages in southern Hampshire
have increased in value by 115%**

(KF Country House index) April 2009



The Screen Cinema, Winchester

08700 664777

Odeon Portsmouth

0871 224 4007

Odeon Salisbury

0871 224 4007

Long Distance Walks

Clarendon Way 26 miles (42km)

Winchester to Salisbury

Solent Way 60 miles (97km)

Emsworth to Milford-on-Sea

Test Way 44 miles (71km)

Inkpen Beacon to Eling Wharf

Hampshire Millennium Pilgrims' Trail 28 miles (45 km)

Winchester to Portsmouth

Oxdrove Way 25 miles (40km)

Circular route around Alresford

Did you know?

Over the last 10 years farm houses in southern Hampshire have increased in value by 119%

(KF Country House index) April 2009



... In all the Knight Frank Winchester office are a highly competent and professional team with a big hitting profile and an excellent level of personal service that did impress!"

Mr G Bengé, Hamble



Wayfarer's Walk 70 miles (113km)

Emsworth to Inkpen Beacon

South Downs Way National Trail 104 miles (168km)

Winchester to Eastbourne

Hangers Way 21 miles (34km)

Queen Elizabeth Country Park to Alton

St Swithun's Way 31 miles (50km)

Winchester to Farnham

Country Days

Alresford Show (usually 1st weekend in September)

01962 738748 www.alresfordshow.co.uk

New Forest Show (29, 30 and 31st July 2008)

01590 622409 www.newforestshow.co.uk

Romsey Show (usually 2nd weekend in September)

Information via the Romsey Tourist Information centre

01794 517521 www.romseyshow.co.uk

Suggested Pubs/Restaurants

Black Boy, Winchester 01962 861754

Blanc Brasserie, Winchester 01962 810870

Brushmakers Arms, Upham 01489 860231

Bush, Ovington 01962 732764

Chestnut Horse, Easton 01962 779257

Flower Pots, Cheriton 01962 771318

Grosvenor, Stockbridge 01264 810606

Hotel Terravina, Woodlands, 023 8029 3784

Kings Head, Lymington 01590 672709

Mill Arms, Dunbridge 01794 340401

Peat Spade, Longstock 01264 810612

Royal Oak, Fritham 023 8081 2606

Royal Oak, North Gorley 01425 652244

The Crown, Axford 01256 389492

The Fox, Bramdean 01962 771363

The Three Lions, Fordingbridge 01425 652489

The Jolly Sailor, Old Bursledon 023 8040 5557

The Oak, Bank 023 8028 2350

Did you know?

In 2008 Knight Frank sold nearly 400 houses at over £2,000,000





.... "the client" is something extremely valuable when faced with choosing an agent to place your trust in. Such a company is Knight Frank and specifically their Winchester office...there is no choice

Mr K Goble, Amport

The Plough, Sparsholt 01962 776353

The Red Lion, Boldre 01590 673177

Tichborne Arms, Tichborne 01962 733760

Trusty Servant, Minstead 023 8081 2137

Vine, Hambledon 023 9263 2419

White Lion, Wherwell 01264 860317

Wykeham Arms, Winchester 01962 853834

Yew Tree, Lower Wield 01256 389224

Suggested Hotels

Chewton Glen, New Milton

01425 275341 www.chewtonglen.com

De Vere Grand Harbour, Southampton

023 8063 3033 www.devere.co.uk

Hotel du Vin, Winchester

01962 841414 www.hotelduvin.com

Did you know?

Over the last 10 years manor houses in southern Hampshire have increased in value by 165%

(KF Country House index) April 2009



Lainston House Hotel, Sparsholt

01962 776088 www.lainstonhouse.com

The Winchester Royal, Winchester

01962 840840 www.thewinchesterroyalhotel.co.uk

The Winchester Hotel

01962 709988 www.thewinchesterhotel.co.uk

Wolsey Lodges

Nr Stockbridge 01794 388716 www.wolseylodges.com

Children's Activities and Days Out

Planet Ice, Basingstoke

01256 355266 www.planet-ice.co.uk

Beaulieu, New Forest

National Motor Museum, Palace House, Beaulieu Abbey

01590 612123 www.beaulieu.co.uk

Breamore House and Museum, Fordingbridge

01725 512468 www.breamorehouse.com

Calshot Activies Centre

Watersports, climbing complex, velodrome, dry ski slope.

023 8089 207 www.calshot.com

Dummer Cricket Centre, Nr Basingstoke

Renowned cricket coaching centre

01256 398633 www.dummercricket.com

Flagship Portsmouth

Historic naval dockyard including HMS Victory and the Mary Rose.

023 9286 1533 www.flagship.org.uk

Hat Fair, Winchester (end of June/beginning of July)

01962 849841 www.hatfair.co.uk

Marwell Zoo, Colden Common

01962 777407 www.marwell.org.uk



I was absolutely delighted with the advice and service we received from Knight Frank, Winchester. Despite a difficult market at present, I was given sound and practical advise throughout and a service of the highest quality. Charlie Taylor was hands-on throughout and helped achieve a satisfactory sale. He made the process significantly easier than it might otherwise have been.

Mrs S Lightfoot, Bishops Waltham

Mid Hants Railway, Alresford

Steam railway

01962 733810 www.watercressline.co.uk

Paultons, Nr Romsey

Family Leisure Park

023 8081 4442 www.paultonspark.co.uk

Sir Harold Hiller Gardens, Ampfield, Nr Romsey

01794 368787 www.hilliergardens.org.uk

Southampton Alpine Centre

Dry slope for skiing, snowboarding, snowblading and ringos

023 8079 0970 www.southampton-alpine-centre.co.uk

Watercress Festival (May)

www.alresford.org/watercress_fest.php

Sport

Golf

Alresford Golf Club, Tichborne Down 01962 733998

Alton Golf Club 01420 82042

Bramshaw Golf Club, Nr Lyndhurst 023 8081 3433

Brokenhurst Manor Golf Club 01590 623332

Corhampton Golf Club 01489 877279

Dunwood Manor Golf Club, Awbridge, Nr Romsey 01794 340549

East Horton Golf Club, Fair Oak 023 8060 2111



We are most grateful for the very significant part you played in getting us to this point. Your guidance and experience have been invaluable. Your colleagues and the Knight Frank Winchester team have been efficient, informative and effective and indeed a pleasure to get to know.

Dr P Lee, Micheldever

Hampshire Golf Club, Goodworth Clatford, Nr Andover

01264 357555

Hockley Golf Club, Twyford 01962 713165

Petersfield Golf Club, Liss 01730 895165

Royal Winchester Golf Club 01962 852462

South Winchester Golf Club, Pitt 01962 877800

Pony Clubs

Hampshire Hunt

DC Mrs Janet Hamilton 07764 461575

Hursley Hunt

DC Bobbie Middleton

Contact Fiona Kellett 07794 301589

You seem to have cultivated the happy knack of confronting each problem in turn and the successful outcome of the sale is largely due to your persistence.

Mr J Vail, Upham



Fishing

Orvis, Stockbridge

01264 811019 www.orvis.co.uk

The Rod Box, Kings Worthy

01962 883600 www.rodbox.com

Dever Springs Angling Ltd, Barton Stacey

01264 720592 www.deversprings.com

Avington Trout Fisheries, Nr Winchester

01962 779312 www.avingtontrout.com

John of Gaunt Inn, Kings Somborne

01794 388394

Fishing Breaks, Nether Wallop

01264 781988 www.fishingbreaks.co.uk

Shooting Lessons

Roundwood Shooting School, Micheldever

01962 774576 www.roundwoodshooting.co.uk

Apsley Shooting Grounds, Nr Andover

01794 388477 www.apsleyshootinggrounds.com

Lains Shooting School, Quarley

01264 889467 www.lainsshootingschool.co.uk

Cricket

Hampshire Cricket Club

023 8047 2002 www.rosebowlplc.com

Horse Racing

Salisbury Racecourse, Netherhampton

01722 326461 www.salisburyracecourse.co.uk

Goodwood, Nr Chichester

01243 755022 www.goodwood.co.uk/horseracing

Football

Southampton, St Mary's Stadium

0870 220 000 www.saintsfc.co.uk

Portsmouth, Fratton Park

023 9273 1204 www.pompeyfc.co.uk

Did you know?

Knight Frank has nearly 4,000 people worldwide.

April 2009



Bournemouth, Pokesdown
01202 726300 www.afcb.co.uk

Reading, Madejski Stadium
0118 968 1100 www.readingfc.co.uk

Sailing

Royal Lymington Yacht Club 01590 672677

Royal Southampton Yacht Club, Beaulieu 01590 616213

Warsash Sailing Club 01489 583575

Tennis Courts

First Serve, Gillingham
01747 824615

Tennis Coach (All ages)

Janie Melhuish 01980 863023

At Home

Bad Backs!

Nigel Hunt, Chiropractor
01722 328606

Emma Wightman, Stockbridge Osteopathic Practice
01264 810028

On behalf of my wife's family and Executors I would like to thank you and George together with all your team for your tremendous help with the sale of the above. You and I have of course worked together on previous occasions so I would have expected nothing less!

Mr M Wordsworth



Entertaining

Word of Mouth Fine Food, Quarley

01263 889088

Creative Catering, Easton

01962 849396 www.thecreativecateringcompany.co.uk

Stone Vine & Sun, Hazeley Road, Twyford

01962 712351 www.stonevine.co.uk

AA Marquees, Abbots Ann

01264 711099 www.aamarquees.co.uk

Home Improvements

Alpha Plumbing & Heating Ltd, Winnall Valley Rd

01962 877577 www.alphawinchester.com

RBJ – Romsey Building and Joinery, Timsbury

07764 344 691

Express Property Services, Sparsholt

01962 776888

Pro Vision Architects, Grosvenor Court, Ampfield

01794 368698 www.pvprojects.com

Robert Adam Architects, 9 Upper High Street, Winchester

01962 843843 www.robertadamarchitects.com

Dunning and Everard, Nr Alderbury, Wiltshire

Interior designers

01722 710608 www.dunningandeverard.com

Project Manager/Surveyor, Knight Frank

Andrew Waller, 01488 688500 andrew.waller@knightfrank.com

Gardens

Taylor Tripp Ltd, Manor Farm, Beauworth

Garden design consultants

01962 793500 www.taylortripp.co.uk

Veronica Mackinnon, Sixpenny Handley

Garden designer

01725 553122 www.schooldaysinthegarden.co.uk

Did you know?

We have carried out 10,000 viewings since the office opened in 1998.



Mark Merritt, Winchester

Tree surgeon

01962 861597 www.merritt-treespecialists.co.uk

Greg Gent

Tree surgeon

Nr Romsey

07810 342750

Winchester Garden Machinery, Romsey Road, Winchester

01962 863705 www.wgmltd.co.uk

Pest Control

Graham Ede 01425 618001

Household

Our David, Winchester

Takes on cleaning, car valeting, garden and garage clearing,
chopping firewood etc

01962 869779 **email: ourdavidcoull@aol.com**

Oven Wizards

Oven cleaning experts

0800 019 6051 (Southampton)

0800 019 6052 (Winchester)

0800 019 6053 (Salisbury)

www.ovenwizards.com

Hoad and Taylor

AGA Servicing and Sales

01483 204860 www.hoadandtaylor.co.uk

Winchester Removals

Moorside Road, Winnal

01962-860905 www.winchester-removals.com

Shopping

Shopping Centres

West Quay, Southampton

Gunwharf Quays, Portsmouth

Festival Place, Basingstoke

Whitely Shopping Village, Nr Southampton

Auction Houses

Bonhams, Winchester

01962 862515 www.bonhams.com

May Auctioneers and Valuers, Andover

01264 323417 www.mayandson.com

Andrew Smith and Son, Itchen Stoke

01962 735988 www.andrewsmithandson.com

Salvage and Reclamation Yards

Hurst Barns Architectural, Privett, Nr Alton

01730 828444 www.hurstbarns.com

Farmers Markets

Winchester, Romsey, Andover, Petersfield, Southsea, Alton, Ringwood. 01420 588671 www.hampshirefarmersmarkets.co.uk

Farm Shops

Barn Farm, Hambledon

023 9263 2363

The Good Life Farm Shop, Kings Worthy

01962 889000

Greenways, Sutton Scotney

01962 761600

Kimbridge Farm Shop, Nr Romsey

01794 340777

Laverstoke Farm Produce, Whitchurch

01256 890900 www.laverstokepark.co.uk

Manor Farm Shop, Sherfield English

01794 322497 www.manorfarmpork.co.uk

Organic vegetable delivery

www.riverford.co.uk

Did you know?

We employ about 325 people in Russia and about 650 people in India. *April 2009*



Useful Websites

www.visit-hampshire.org.uk (accommodation)

www.traveline.org.uk (public transport information)

www.metoffice.co.uk (weather)

www.nationalrail.co.uk (rail timetables)

www.hants.gov.uk/education/parents/admission

(applying for a school place in Hampshire)

www.ladieswholunch-in-hampshire.co.uk

(independent restaurant reviews)

<http://whereilive.hants.gov.uk/rightsofway>

(rights of way mapping service)

www.hants.gov.uk (Hampshire County Council)

www.winchester.gov.uk (Winchester City Council)

www.testvalley.gov.uk (Test Valley Borough Council)

www.easthants.gov.uk (East Hampshire District Council)

www.basingstoke.gov.uk (Basingstoke & Deane Borough Council)

www.nfdc.co.uk (New Forest District Council)

Did you know?

Country properties priced above £750,000 account for 61% of sales. *April 2009*

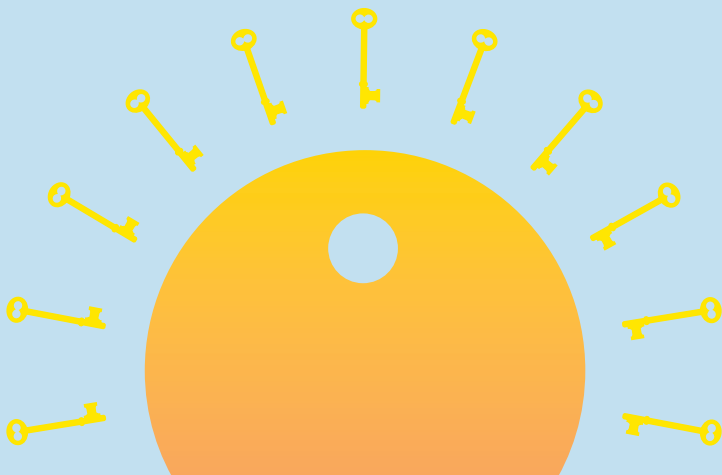




CLEAR SKIES AHEAD

With us, your future is in safe hands.
We have the expertise to get results,
whatever the climate. That is why 73%
of our clients come back to us.

[KnightFrank.co.uk](https://www.knightfrank.co.uk)





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