

Afintun Estate

Region: The South East **Sleeps:** 44

Overview

Step into royal life at the beautiful, family owned Afintun estate. Whether it is a wedding or a private event, the tradition of hosting lavish parties at the estate has endured through the centuries. Once a prestigious party palace at the heart of the Royal Court, the grace and grandeur of the architecture and interiors is outstanding and is sure to take yours and your guests' breath away!

Afintun Estate is located just east of Winchester, with 150 acres of private parkland stretching along the shores of the river Itchen. The romantic and ethereal country house dates back as early as 1661 and is recorded in the Domesday Book. Perched elegantly on the banks of the river Itchen, it was a Priory for the Monks of Saint Swithun, until King Henry VIII took the estate for the Tudors and Royal Courtiers. It was then owned by the Crown and was enjoyed by the Royal Court for the next 300 years.

From the naturally lit, resplendent ballroom, to the homely and inviting King Charles Hall, there are spaces for every occasion. In the Orangery, living walls are bursting with jasmine, lemons and lime trees, whilst the books and history of the library create a more intimate, atmospheric space for dancing.

On top of these fabulous entertaining spaces, Afintun offers 21 beautiful bedrooms. Set throughout a series of divine residential suites, every room offers its own unique charm, with stunning views across the vibrant surrounding parkland. Every corner you turn within this remarkable building you will find a new delight, from elegant kitchens, to indulgent four poster beds and luxurious bathrooms.

The grounds are a photographer's and a holidaymaker's dream. With a Rolls Royce Silver and a Bentley Continental convertible, you can make a special day even more



memorable, driving around the gorgeous parkland in style. With a total capacity of 200 guests for a wedding experience, guest lists do not need to be cut down, you can invite everyone you both love and care about to share your special day with you.

Whether it is a wedding or a private event, having the exclusive use of the estate and partaking in the historic tradition of parties here guarantees a day you will never forget!

Facilities

Chef/Cook Available • Wi-Fi/Internet • Golf Nearby • Weddings • Romantic • Wow Factor • Manor • Instagrammable • Heritage Collection • Country Estate • Yoga Classes Available • Wine-Tasting Available • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Ideal for Parties • Ideal for Xmas/NY • Walking/Hiking Paths • Outstanding Landscapes

Interior & Grounds

Estate Interiors

Duchess Chandos Apartment

- Kitchen/Dining Room
- Bedroom
- Bathroom
- Drawing Room

George IV Apartment

- Kitchen
- Two Bedrooms
- Two Bathrooms

Elizabethan Apartment

- Kitchen/Dining Room
- Three Bedrooms
- Three Bathrooms
- Drawing room

Tudor Apartment

- Kitchen/Dining Room
- Five Bedrooms
- Four Bathrooms
- Drawing Room

The Courtyard Apartment

- Kitchen/Dining Room
- Four Bedrooms
- Two Bathrooms
- Drawing Room

The Butlers Apartment

- Kitchen/Dining Room
- Bedroom
- Bathroom
- Drawing Room

The Pavilion

- Kitchen/Dining Room
- Two Bedrooms with ensuite bathrooms
- Two Drawing Rooms



Ivy Cottage

- Kitchen/Dining Room
- Three Bedrooms
- Two Bathrooms
- Drawing Room

Location & Local Information

The breath-taking Afintun Estate is located on the beautiful banks of the Itchen River, just east of Winchester. Boasting 150 acres of private parkland, from the moment you arrive at the estate it feels like you have escaped all the hustle and bustle of day-to-day life, fully immersing yourself in the tranquillity and romance of Afintun.

Within the estate, there is so much to see and explore, with walks that take you on a journey through the immaculate grounds, and plenty of picturesque spots within courtyards and on the river edge, from which you can enjoy the beautiful scenery and atmosphere.

Within the local area, guests can enjoy a round of golf at Avington Park Golf Course. This nine-hole Parkland course is renowned for its friendly welcome for visitors and members alike. Bring your own clubs and challenge your family, friends and colleagues to a round or two!

Located only a fifteen-minute drive from the charms and conveniences of Winchester, the Estate is easy to reach by both public transport and car. There are direct trains from London taking an easy hour. The train journeys are also quick from Southampton and Bournemouth. Southampton also offers the closest airport, easily reached in under a 30-minute drive.

Winchester itself is perhaps best known for the medieval Winchester Cathedral, with its 17th-century Morley Library, the Winchester Bible and a Norman crypt. From walks and trails to light installations and retail therapy, there is plenty to keep you entertained for a day, making it well worth a stop off during your trip.

Local Amenities

Nearest Airport	Heathrow Airport (80 km)
Nearest Ferry Port	Southampton Port (34.7 km)



Nearest Village	Itchen Abbas (300 m)
Nearest Town/City	Winchester (9 km)
Nearest Restaurant	The Bush Inn (3 km)
Nearest Bar/Pub	The Bishop on the Bridge (8.6 km)
Nearest Supermarket	Tesco Extra (7.3 km)
Nearest Golf	Avington Park Golf Course (400 m)
Nearest Tennis	Worthy Park Tennis Club (4 km)

What we love

- Fit for royalty, for many years the estate hosted King Charles II with his most famous mistress, Nell Gwynn
- Whether it is a wedding or a private event, the love of hosting lavish parties at the estate has endured through the centuries
- Every room boasts a picturesque view of the beautiful surrounding parkland and river
- Southampton airport is within a 30-minute drive and Winchester station just 15-minutes away, making the estate easily accessible

What you should know...

- The bedrooms are split across an elegant series of apartments, several of which include their own kitchen and dining facilities. Some of the accommodation is located in the local village.

Terms & Conditions

- **Security deposit:** £1500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings and any special events are on request only and subject to prior arrangement with the owner and additional charges. There is a total capacity of 200 guests.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking and vaping are not permitted.
- **Minimum stay:** 1 night.
- **Heating costs included?:** Yes.
- **Internet access?:** Wi-Fi internet access included.