

WINDEN HOUSE

BEAUWORTH • HAMPSHIRE







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A stunning 'New England' style house, surrounded by some of East Hampshire's finest countryside.

Winchester 10 miles (Mainline Station London Waterloo)
Bishops Waltham 5 miles • Alresford 6 miles (Access A31)
Petersfield 14 miles (Mainline Station and Access A3)

Entrance Hall • Cloakroom • Drawing Room • Sitting Room • Kitchen/Breakfast Room and Dining Room
Playroom • Boot Room • Second Cloakroom • Utility/Boiler Room

7/8 Bedrooms • Three Bathrooms • Shower Room • Exterior Home Office/Bedroom 8

2 bedroom cottage

2 Stable Blocks comprising 9 stables

Hay Store • Feed Room • Tack Room

Outbuilding with planning permission for an indoor swimming pool • Gym

Car Port • Charming Gardens • Paddocks

In all about 8.579 acres (3.472 ha)

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Your attention is drawn to the Important Notice on the last page of the brochure.

The Location

Winden House is surrounded by unspoilt countryside between the Itchen and Meon valleys to the south of the A272, approximately 7 miles to the south east of the cathedral city of Winchester.



The beautiful hamlet of Beauworth is about a mile to the north and has a church and village hall, both just off the village green. Within walking distance of the house is the Milburys Public House and the South Down Way, which provides wonderful opportunities for walking, riding and cycling.



There is a good village shop in Cheriton, and more facilities in Alresford and Bishops Waltham. Winchester has a fine collection of shops and restaurants, a theatre, cinema and sport centre. Ideally placed for schools in particular Twyford, Princes Mead, Pilgrims, St Swithuns, the College, Bedales and Churchers in Petersfield.



Travel for London is excellent by road and rail with mainlines station at Winchester, Shawford or Petersfield. Good access onto the M3 and A3.

The Property

A classic New England style country house, about 4648 sq ft, which has the most attractive colour washed brick and weather boarded elevations with sash windows and slate roof.

The house has been beautifully renovated and extended over the last five years, the rooms are well proportioned, full of character including open fireplaces, limestone and oak flooring, bespoke kitchen units, aga, period style bathroom suites, some rooms are vaulted, and the majority of them have spectacular views over the countryside. The kitchen/breakfast room is a wonderful large space for a family with two double French doors leading out to the terrace and gardens.

The house still has further potential as there is recent planning permission to replace the stabling and outbuilding at the western end with an indoor swimming pool. There is a detached barn on the west side of the house and this also comprises the two bedroom cottage which is in need of refurbishment.

For the accommodation of the house please see the floor plans.







Approximate Gross Internal Floor Area

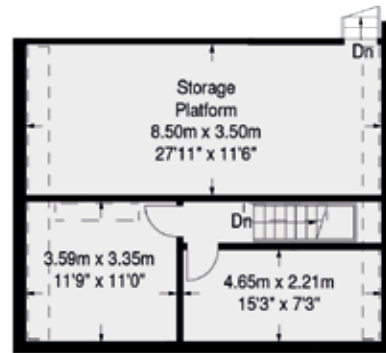
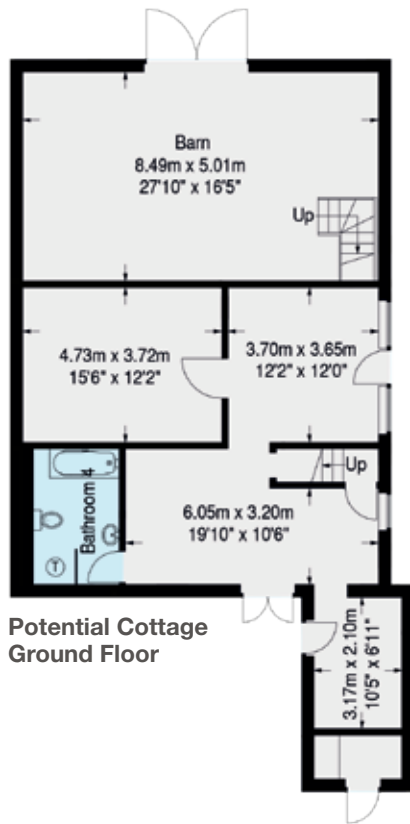
House (Including Annexe & Home Office) = 431.8 sq m / 4648 sq ft
 Potential Cottage = 99.2 sq m / 1068 sq ft
 Barn (Excluding Platform Storage Area) = 43 sq m / 463 sq ft
 Stable Block 1 = 147.6 sq m / 1589 sq ft
 Stable Block 2, Car Port = 156.4 sq m / 1683 sq ft
 Total = 878 sq m / 9451 sq ft
 (Of Which 12.6 sq m / 136 sq ft Is Reduced Headroom)

--- = Reduced headroom
 below 1.5 m / 5'0"

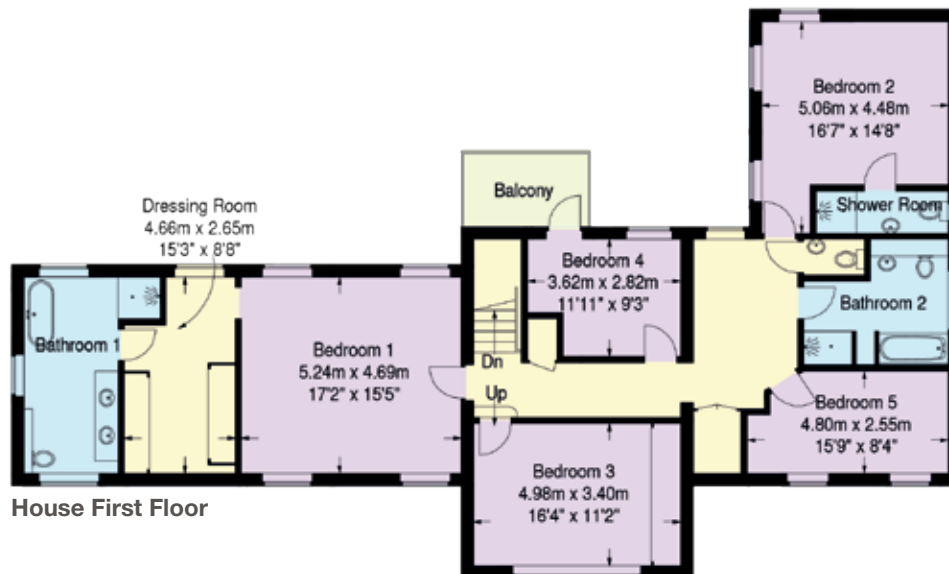
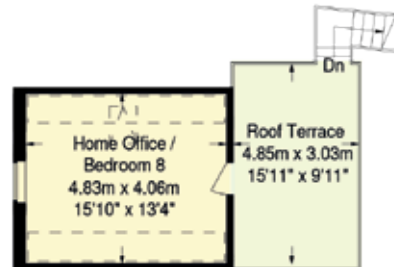


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation





Potential Cottage First Floor



House First Floor





Outside

Equestrian Facilities/Outbuildings

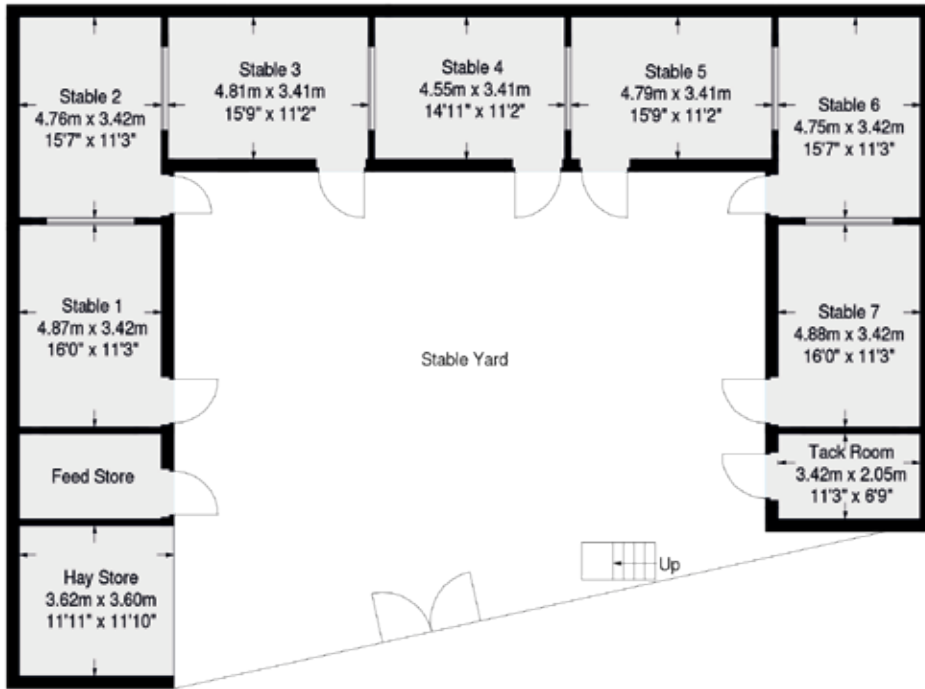
There are two Stable Blocks, one adjoining the northern end of the house comprising Garaging (1683 sq ft), six stables. This has planning permission to be converted into an indoor swimming pool.

Second Stable Yard (1589 sq ft) on the western side comprising hay store, feed store, tack room and seven stables.

Barn/2 bed cottage (1068 sq ft)

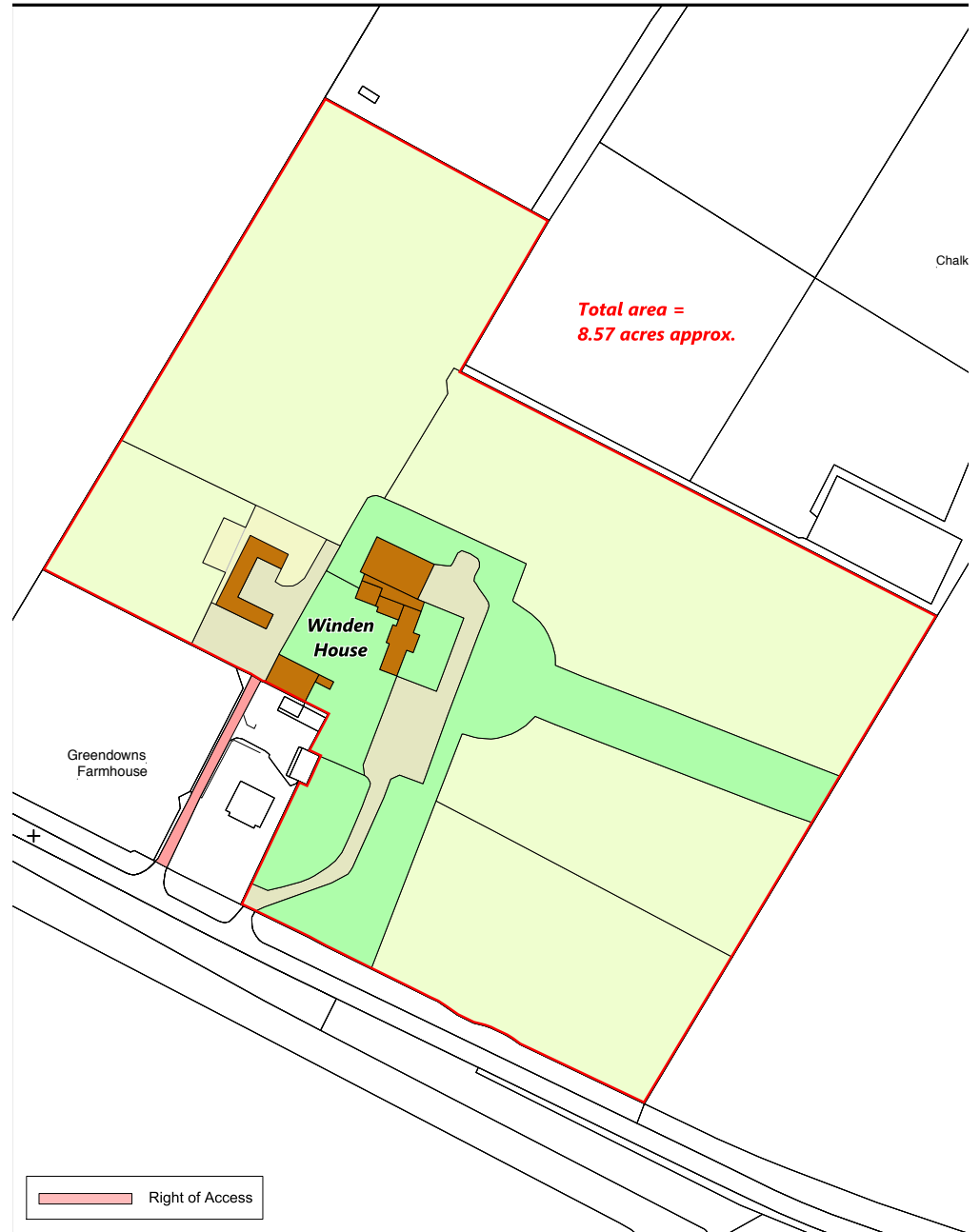
The Gardens and Grounds

Approached by a long driveway with the potential to create a new one, surrounding the house are beautiful formal gardens, principally lawned, with a mass of old fashioned roses, vegetable garden and broadleaf trees. The gardens in turn are protected by four main paddocks. The property also has the benefit of a right of way over a back driveway which crosses the neighbouring property and provides flexibility and potential for alternative uses and development.



Stable Block 1





<p>Mapping Department Knight Frank LLP Ramsbury House, 22 High Street Hungerford, Berkshire, RG17 0NF</p>			<p>Date: 07:06:18 Drawn By: TE/MM Scale: 1:1500 @ A4 Plan Ref:</p>
<p>(t) 01488 688508 (f) 01488 688505 (e) mapping@knightfrank.com</p>	<p>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2018. Licence No. 100021721</p>		
		<p>Title Winden House</p>	



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Photographs: Summer 2016 Particulars: June 2018 Kingfisher Print and Design. 01803 867087.

Services

Mains electricity, water, private drainage. Oil fired central heating. The house has underfloor heating and an oil fired Aga. The solar panels place electricity back into the National Grid and produce an income for the current owners of approximately £2500 per quarter.

Local Authority:

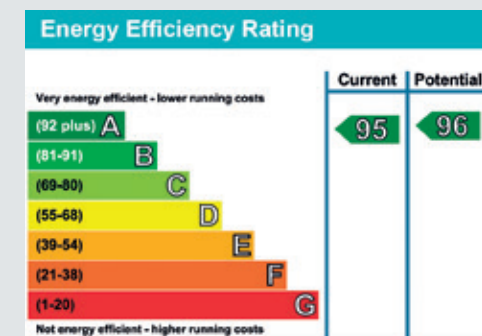
Winchester City Council 01962 840222.

Fixtures and fitting

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale. However certain items may be available by separate negotiation.

Directions (SO24 0PB)

From the A272/A31 junction take the A272 for 2.5 miles and turn right signposted to Warnford and Preshaw. Go along this road for about 1.7 miles and Winden House will be found on the left hand side.





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