

Bishops Waltham, Hampshire

6 Bedroom, 3 bathroom country house with the addition of a detached one bed cottage and equestrian facilities by separate arrangement.



Location:	Bishops Waltham	Summary of Accommodation:
County:	Hants	Elegant Reception Hall
Property ID:	1542	Cloak room
Bedrooms:	6	Drawing room
Bathrooms:	3	Dining room
Price pcm:	£4900	Study
1 bed cottage		Kitchen/Breakfast room
		Family room
		Utility room
		Larder
		Cellar presently used as a gym
		Master Bedroom suite with bathroom and dressing area
		5 Further Bedrooms
		2 Further Bathrooms one with Sauna
		Indoor Swimming Pool complex with Jacuzzi
		Detached 1 bedroom cottage
		Garaging
		Formal gardens of approx. 2 acres.

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Summary of Accommodation (Cont)

Available by separate arrangement are the following Equestrian facilities;

Approx. 4 acres paddocks,
Stable yard with 4 loose boxes
Staff room, hay barn
Manege

Description

A very attractive 6 Bed Elegant Family Home situated in sunny position commanding wonderful views over the surrounding countryside with indoor swimming pool complex and good access for commuting.

The house was built in 1972, to a very high specification constructed of brick under a slate roof and is well presented throughout with excellent space for entertaining. The property is exceptionally light with most principal rooms facing south west. Principle reception rooms flow through one to the other from a truly elegant galleried Entrance Hall often opening onto the south and west facing terrace. There is an exceptionally well fitted kitchen with painted wooden Rivendale base units and granite work surfaces. Appliances including four oven Aga, electric oven, microwave, four ring gas hob, dishwasher and Amana fridge freezer.

The living accommodation is highly flexible and in particular the bedroom space with the 5th and 6th bedrooms being separable with their own bathroom and sauna. The house has the benefit of a magnificent fully heated poolroom with chemical free swimming pool with mechanised hard cover and natural stone surround.

The gardens have been beautifully landscaped to include Italian style water garden with terraces having far reaching views over the valley and the properties own paddocks approx 6 acres in all.

There is a one bedroom detached cottage with fitted kitchen, sitting/dining room and bathroom.

There is a Double garage plus a single garage/boiler room.

Equestrian facilities available by separate negotiation of 4 loose boxes, staff room, hay barn, manege and paddocks

Situated on the edge of Bishops Waltham, a thriving community with a range of facilities including church, library, shops and restaurants. Well situated between Winchester, Southampton, Portsmouth and Petersfield. Excellent road connections to Winchester 10 miles (London Waterloo 57 minutes) M27 (junction 11) 9 miles and Southampton Airport 6 miles (Distances and times approximate).

White Goods:

4 Oven Aga
Electric oven/gas hob
Ice maker fridge/freezer
Washing machine
Dryer



Curtains/Blinds:	Provided
Carpets:	Provided
Alarm:	Police monitored security alarm available. Electronic gates
Availability:	Negotiable
Council Tax Band:	Winchester City Council- Band H (2011/2012)
Central Heating and Aga	Oil Fired
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks
Pets:	One well behaved pet considered
Smoking:	No
Drainage:	Main water, drainage and electricity

It may be possible to arrange stabling in the adjacent stable yard.
Energy Performance Certificate (EPC) available for inspection upon request

Viewing:

Strictly by appointment with The Country House Company.
Tel: 02392 632275 Email: info@country-house-company.co.uk



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