



WOLD COTTAGE, WINCHESTER ROAD UPHAM, SOUTHAMPTON SO32 1HA

Winkworth





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LOCATION, LOCATION...

This lovely, well-maintained and beautifully extended period home fulfils all the requirements which so many of today's buyers' rate highly. These include the situation, surrounded by pretty countryside and within easy striking distance of Winchester, and the lovely outlook the property enjoys over its own substantial gardens and paddock. This marvellous property is also very well placed for excellent state and private schools nearby, and for easy access to good road links with the A31, M3 and M27 within easy reach. The property is an elegant, comfortable and practical proposition for families, with ample internal space and magnificent grounds totalling approximately 3 acres.

The house was originally two cottages which date back to the 1850s, since combined into a wonderful and spacious home with a good deal of ancillary and leisure accommodation including a self-contained annexe, garage with store above, stables, a barn, shepherd's hut, workshop and car-port with another room above.

The house is very pleasantly situated with fine, far reaching views over its own land, and with a real sense of space all around. The paddock and stables adjoin the garden and have the rare benefit of being visible from the house.



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PERIOD FEATURES COMBINE WITH FINE MODERN LIVING.

The ground floor flows well from an impressive reception hall beyond the entrance porch, from which stairs rise to the first floor. To one end is a cosy sitting area with super fireplace as a centrepiece. The main sitting room at the rear of the house is most impressive; a large, double-aspect and beautifully appointed space with doors and views out to the garden and a large open fireplace. Alongside this, the welcoming, extended kitchen/dining room is another impressive space, with stone floor, doors to the garden, access to a boot room and WC and with rooflight to further enhance the impressive light. The attractive cottage-style kitchen units by Masterclass are complemented by a good array of integrated appliances including dishwasher, range cooker, washing machine, and tumble drier. A large island helps the kitchen integrate beautifully with the extensive dining area, and there is a useful larder cupboard off to one side. The kitchen enjoys a lovely outlook over the pretty walled courtyard garden to one side.

There is a further reception room on the ground floor which could equally be used as a 5th bedroom. On the first floor the spacious, central landing gives access to a family bathroom and to four well-appointed double bedrooms. The main bedroom is particularly impressive with en-suite shower room and doors out to a private terrace with a magnificent outlook over the grounds.



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GLORIOUS GROUNDS AND VIEWS.

The glorious views are matched by the grounds themselves which are very special: The house is set back from the road behind a good area of garden to the front and a large drive with ample parking for numerous vehicles. There are two separate garages on offer, one with store room above, and another which is car-port style with external staircase up to another room above. An excellent self-contained annexe, with bedroom, large sitting room, fitted kitchen and bathroom can be used for visiting friends and relatives or for producing an income.

Horse owners will delight in the extensive equestrian facilities including three stables, store, barn and well-maintained paddocks which adjoin the gardens. Gardeners will equally revel in the well-maintained lawns, dotted with sample trees and with three ponds, in a parkland style. Additional features include a lovely cottage garden to one side, a workshop, a shepherd's hut raised on staddle stones, and a wonderful variety of places to sit and enjoy the surrounding beauty, including an expansive patio to the rear of the house and a beautiful walled courtyard garden to one side of the house which has a pergola-covered seating area.





Wold Cottage

Approximate Gross Internal Area

Main House = 2162 Sq Ft / 200.89 Sq M Annexe = 645 Sq Ft / 59.92 Sq M

Garage = 205 Sq Ft / 19.00 Sq M Car Port = 352 Sq Ft / 32.72 Sq M

Store 1 = 211 Sq Ft / 19.64 Sq M Store 2 = 310 Sq Ft / 28.80 Sq M

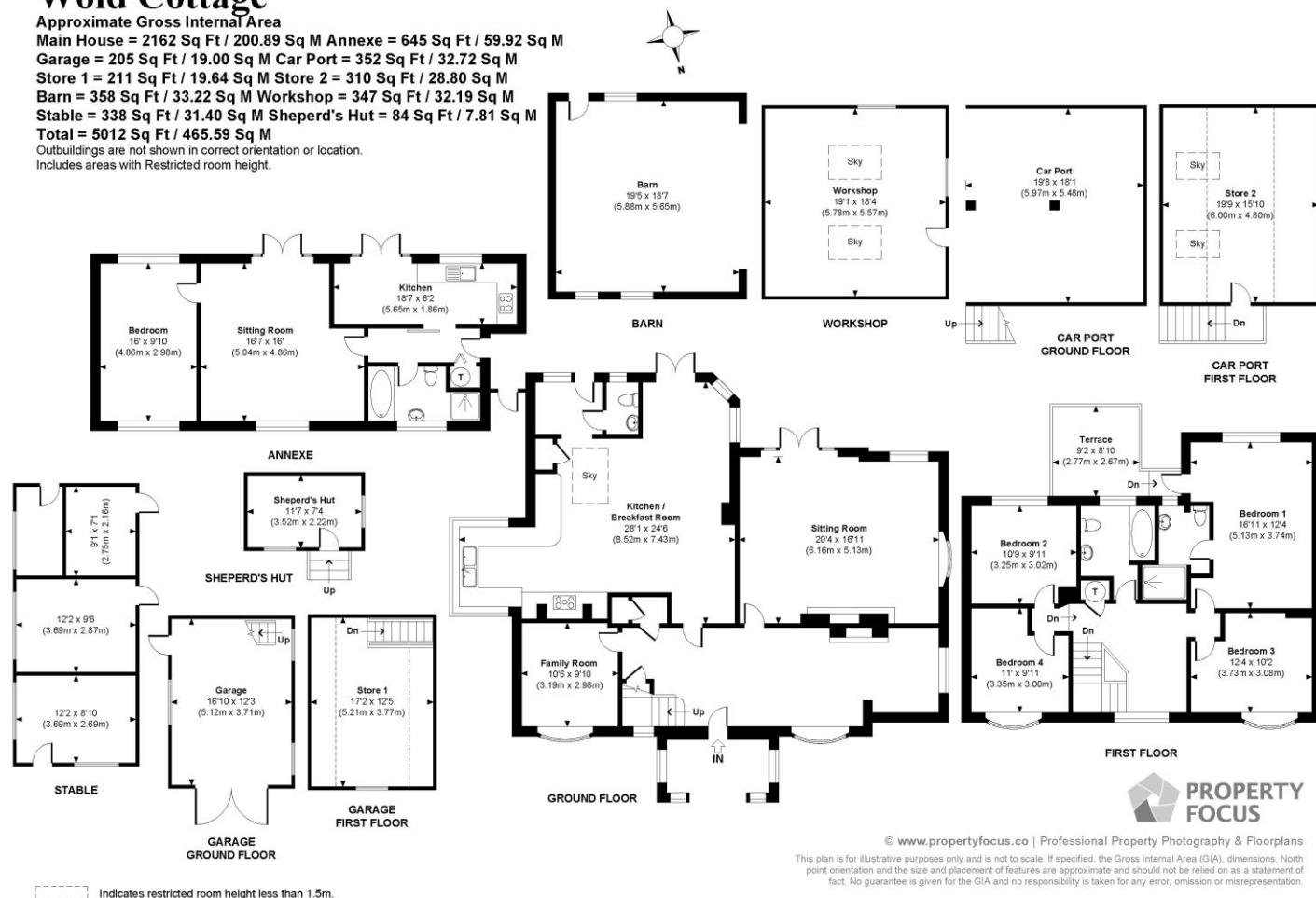
Barn = 358 Sq Ft / 33.22 Sq M Workshop = 347 Sq Ft / 32.19 Sq M

Stable = 338 Sq Ft / 31.40 Sq M Shepherd's Hut = 84 Sq Ft / 7.81 Sq M

Total = 5012 Sq Ft / 465.59 Sq M

Outbuildings are not shown in correct orientation or location.

Includes areas with Restricted room height.



Wold Cottage, Winchester Road, Upham, Southampton SO32 1HA

Directions

From our office on Southgate Street, proceed south onto St Cross Road to the roundabout at the end and take the first exit. At the next roundabout take the first exit sign posted Twyford. At the traffic lights turn right and proceed under the M3 onto the B3335. Follow this road (for approximately 4 miles in total) and continue through the village of Twyford and outskirts of Colden Common. When you reach a roundabout take the first exit and continue forward. At the traffic lights with the Queens Head public house on your left, take the left hand lane and turn left onto the B1277 Portsmouth Road. Proceed for approximately 1.8 miles continuing onto Winchester Road for approximately 0.4 miles and the property can be found on the right hand side.

Location

Wold Cottage is located in beautiful countryside and offers easy access to all of the surrounding villages and towns including Bishops Waltham, Alresford and Winchester. Hedge End Train Station is approximately 5 miles away, Shawford Station is 5.5 miles away, Southampton Parkway Airport is approximately 7 miles away. Winchester and its mainline railway station is approximately 9 miles away with a regular service to London Waterloo (taking approximately 60 minutes). The M3 and M27 are approximately 6 miles away and easily accessible. In Upham there is a very good primary school and there are a number of good pubs dotted around the area.

Tenure

Freehold

Services

Oil heating, electricity and septic tank drainage, water meter

Council tax band

G – Winchester City Council

Current EPC rating

E

Viewing

Strictly by appointment with Winkworth Winchester Office

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth.co.uk/winchester

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