

LOWER PRESHAW HOUSE

Nr Upham, Hampshire





LOWER PRESRAW HOUSE

Nr Upham, Hampshire

Superb family house in a wonderful rural setting in the South Downs National Park

Upham 2.5 miles ♦ Bishops Waltham 4 miles ♦ Twyford 7 miles ♦ Winchester 9 miles (London Waterloo 57 minutes)

Accommodation

Hall ♦ drawing room ♦ dining room ♦ sitting room
kitchen/breakfast room ♦ conservatory ♦ extensive
domestic offices ♦ cellar ♦ master bedroom suite
guest bedroom suite ♦ 4 further bedrooms ♦ family
bathroom

Extensive courtyard of traditional outbuildings comprising:
stables ♦ stores ♦ garaging ♦ spacious office and studio
modern agricultural building ♦ swimming pool ♦ mature
gardens ♦ paddocks ♦ woodland

In all about 24.25 acres



01962 763900

The Old Dairy, Winchester Hill, Sutton Scotney,
Winchester, Hampshire SO21 3NZ
info@bcm.co.uk

01962 850333

14/15 Jewry Street, Winchester
Hampshire SO23 8RZ
george.clarendon@knightfrank.com

020 7629 8171

55 Baker Street, London
W1U 8AN
edward.cunningham@knightfrank.com





Hampshire

- ◆ Not only is Lower Preshaw a traditional family home surrounded by beautiful countryside, its location in the middle of Hampshire ensures that it is within easy driving distance of a diverse range of amenities and leisure activities:-
- ◆ Schools:- Winchester College and Pilgrims (boys), St Swithuns (girls), Peter Symonds sixth form, Twyford, Princes Mead, Rookesbury Park School, Perins Secondary, Bedales and Dunhurst, Churches, Alton College
- ◆ Arts:- Opera at The Grange (Summer), Winchester, Basingstoke, Southampton and Chichester theatres
- ◆ Golf:- Royal Winchester, Hayling Island, Alresford, Hockley, Corhampton, Cowdray Park, Goodwood
- ◆ Racing:- Goodwood, Ascot, Sandown, Newbury, Salisbury and Fontwell
- ◆ Polo:- Cowdray and Smiths Lawn
- ◆ Point to Point:- Tweesedown, Hackwood, Larkhill and Barbury Castle
- ◆ Hunting:- Located within the Hursley Hambledon Hunt and within 2 miles of the Hampshire Hunt border

- ◆ Fishing:- Some of the finest fly fishing on the chalkstreams of the Test, Itchen and Meon and sea fishing along the south coast
- ◆ Shooting:- The surrounding countryside forms the basis of some excellent high partridge and pheasant shooting. There is also excellent duck flighting to be had along the river valleys and on the forshore of the coast
- ◆ Sailing:- The Solent and harbours of Chichester, Poole, Hamble, Portsmouth and Lymington are all within 1 hour

Lower Preshaw House

- ◆ Lower Preshaw House is a handsome family house constructed of traditional Hampshire materials of brick and flint set under a tiled roof. The current owners have lived there for some 30 years and have maintained the property to a high standard, but it now requires some updating. The accommodation arranged over three floors is light, spacious and ideal for family living and entertaining, most notably in the drawing room and dining room. A particular feature of the property is the range of traditional outbuildings. There are fine views over paddocks and the surrounding Hampshire countryside, from all windows.

- ◆ The arrangement and size of the rooms can be seen on the floorplans but can briefly be described as follows.
- ◆ The oak front door leads into the **hall**, that gives access to the light and spacious double aspect **drawing room**, with French doors to the **conservatory**. To the other end of the hall is the **dining room**, with a bay window. There is a **sitting room** with a woodburner in a large recessed fireplace. There are doors to small **study** and **cloakroom**, and stairs down to the **cellar**. The **kitchen/breakfast room** that has an Aga and extensive wall and floor units, with a back door to the gardens and outbuildings, and to the **larder**, **pantry** and **utility room**. Accessed from outside is a spacious **tack room** with a WC.
- ◆ The stairs rise to the landing and to a spacious **master bedroom suite** with **dressing room**, opposite is a **guest bedroom**. To the rear of the house is a lovely **guest bedroom suite**. There is also a separate WC, family bathroom and further bedroom. The stairs continue to the second floor, where there is considerable scope for rearrangement, but currently ample storage space and two well sized bedrooms.



Outbuildings

Situated to the north east of the property with separate access from Lower Preshaw Lane, are the extensive outbuildings, of approx 7,000 sq.ft. and are numbered on the plan, comprising:

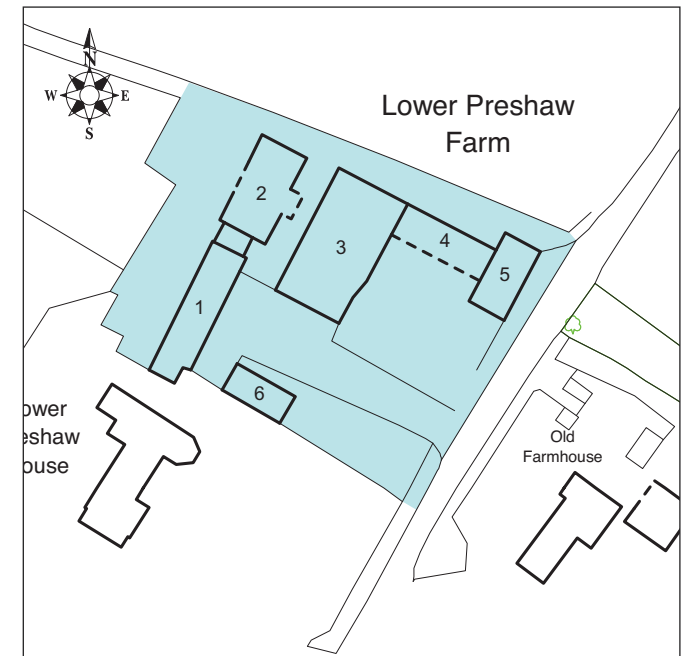
- (1) lovely traditional brick and flint building with separate stable/store, garage and four Lodden internal stables, with large loft space above (formerly hay storage). There is also a further stable.
- (2) part open traditional wooden barn, with a wealth of exposed beams, providing ample storage and access through to the paddocks.
- (3) modern agricultural building used partly as an indoor exercise arena, and has extensive storage space, and parking for a horse box/lorry.
- (4) an open fronted building, used as a car port and there are two further Lodden stables.

(5) an office and studio, constructed of brick with a tile roof. It has is arranged over two floors. On the ground floor is offices with a kitchen area and WC. Upstairs is a spacious studio.

(6) open fronted store wooden clad with a tile roof.

Gardens and grounds

- ◆ These are a feature of the property and are mainly laid to lawn. On the south east side of the property is the fenced in swimming pool with a paved surround and a wooden pool hut. On the lower lawn area number of mature flower beds and climbing roses on a wooden frame. To the rear of the property the lawns continue and are dominated by two magnificent beech trees. A grass bank rises from these lawns and there is a climbing frame and wendy house situated here. There is an area of woodland.
- ◆ The land is divided into 8 separate paddocks, being on chalk it offers year round grazing. The paddocks have post and rail fencing and water troughs.

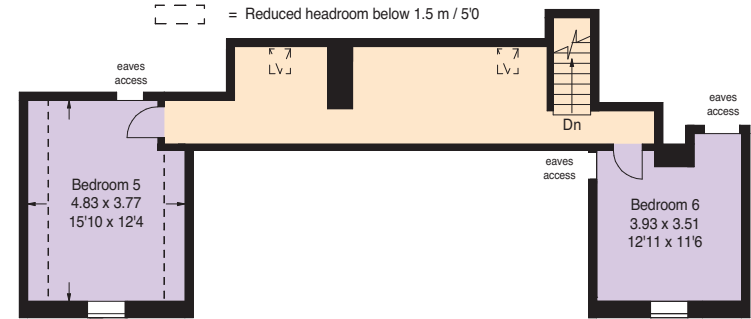




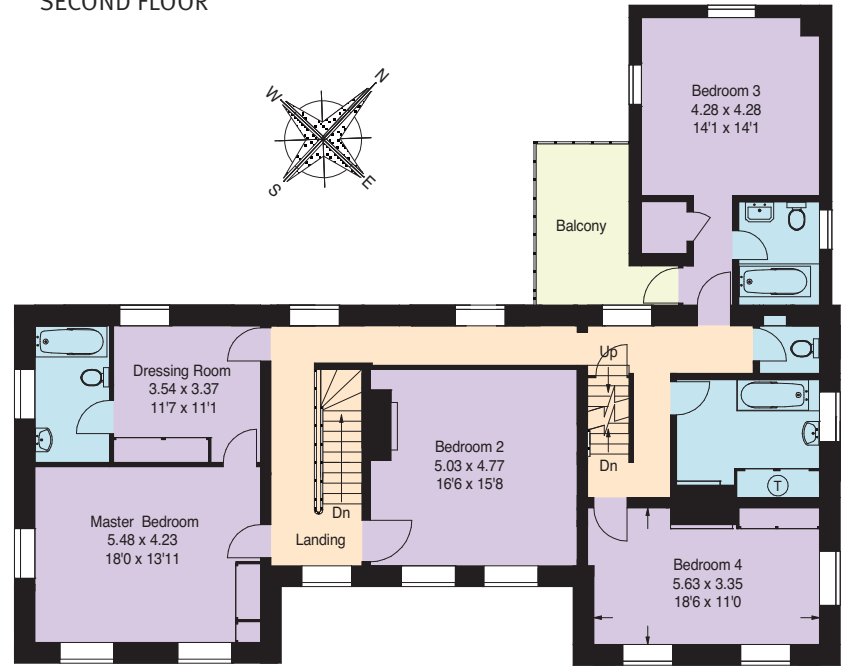
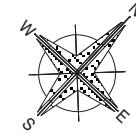




Approximate Gross Internal Area :- 443 sq m / 4770 sq ft

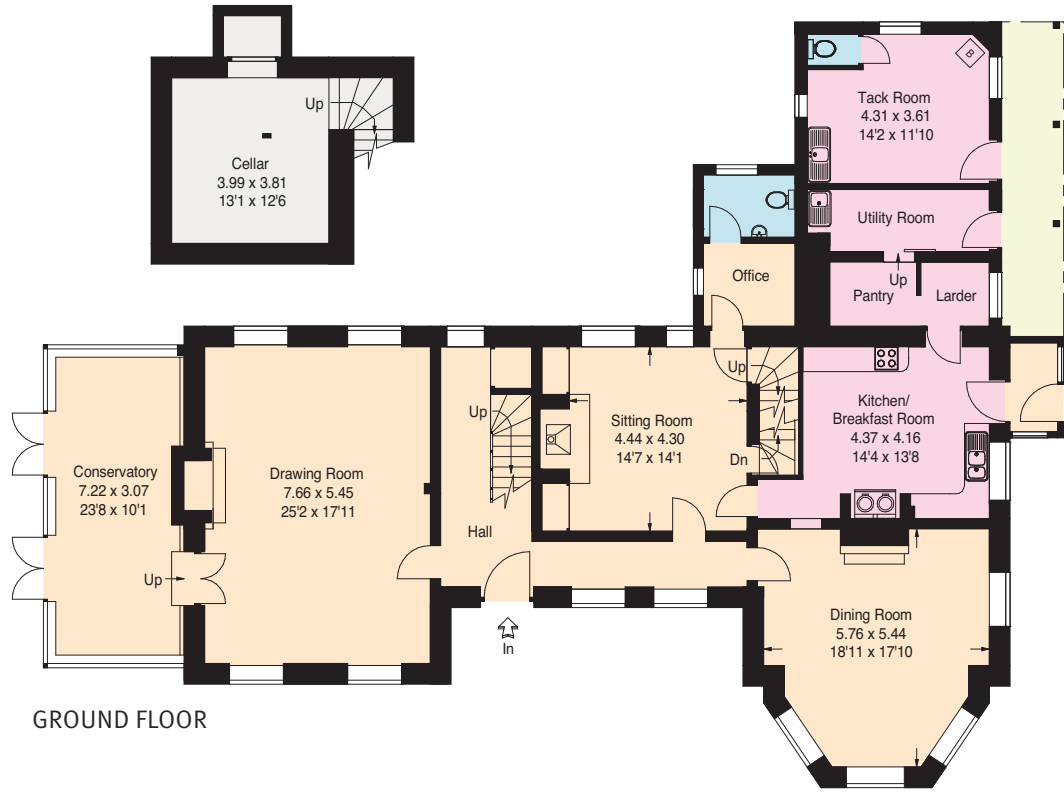
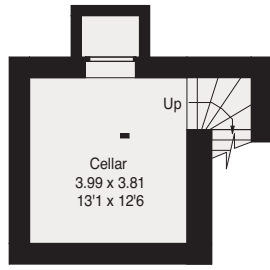


SECOND FLOOR



FIRST FLOOR

BASEMENT



GROUND FLOOR



Services

Private water, mains electricity, private drainage

Local Authority

Winchester City Council 01962 840222

Directions

Leave the M3 at junction 9 (Winchester). At the intersection take the the left lane, and at the roundabout proceed straight over. At the second roundabout bear left and before going under the motorway take the left signed to Morestead and Corhampton. Continue on this road for about 6.5 miles.

After a sharp drop and rise in the road, followed by a downward tight right and left bend, take lane on the left signed Lower Preshaw Farm. The house will be seen on the left hand side after ¼ mile.

Postcode

SO32 1HP

Viewing

By appointment only with the Agents.

Fixtures and Fittings

All those items mentioned in the particulars together with fitted carpets and curtains are included in the sale. All other such as light fittings and garden statuary are excluded but may be made available by separate negotiation.



Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Viewing by appointment only. Photographs dated April 2010. Particulars dated April 2010.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.



