



Mantua House, Winchester, Hampshire

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# A landmark listed Regency house elevated, with wonderful views of St. Cross Hospital, St Catherine's Hill and as far as the Isle of Wight.

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## Summary of accommodation

Entrance hall | Drawing room | Library/dining room | Kitchen/breakfast room | Butler's pantry

Lower ground floor hall | Cloakroom | Laundry room | Sauna | Store rooms | Wine cellar

Main landing | South-facing balcony | Five bedrooms | Dressing room | Two bathrooms

Detached Cottage converted into two self-contained flats | Private courtyard garden | Roof garden | Amazing views over the city and adjoining countryside | Parking for several cars | Beautiful Italianate styled gardens

In all about ¼ of an acre

## Distances

Within walking distance of the city centre its amenities, Railway Station (London Waterloo from 57 minutes)

(All distances and times are approximate)



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## The property

Mantua House, 14 St James Lane is undoubtedly one of the finest semi-detached grade II listed town houses in the city. Built in 1837 and designed within a curved crescent of houses, it has stuccoed, colour-washed elevations, inset sash windows under a slate roof. It is extremely elegant and has the most beautifully proportioned accommodation. From the majority of the principal rooms there are wonderful views to the south, the Itchen Valley, St Cross, St Catherine's Hill and as far as the Isle of Wight

The house retains much of its fine architectural detailing including high ceilings, tall sash windows, ornate cornicing, dado rails, fireplaces with beautifully carved surrounds, panelled doors and deep skirting boards.

The accommodation is arranged over three floors plus a lower ground floor, therefore is extremely versatile, and has the added potential of making more of the lower ground floor, either, into useable rooms or a self-contained flat, as the lower ground floor has its own separate entrance.







There is a central portico and porch, hall with turned staircase rising to the first floor, and on either side the principal reception rooms, including a drawing room, library/dining room, kitchen, separate breakfast room and butler's pantry, a staircase leads down to the lower ground floor which has an outside door to a passageway, with stores, well room and workshop. From the hallway there is a cloakroom, large storeroom, sauna, laundry room and wine cellar. From the hall the main staircase rises to a half landing with cloakroom and at the southern end of the landing, double doors open out to a south-facing balcony.

The principal suite has a dressing room and adjoining bathroom, there are three further bedrooms, currently one is used as a sitting room and a second bathroom. On the second floor is bedroom five/study which has the space to create an adjoining shower room.







## Outside

The house stands back from St James Lane on its northern side and is approached by a drive through tall wrought iron gates which terminates on the eastern side of the house in front of the cottage. This provides ample parking. The detached cottage, built in keeping with the main house, has been converted into two self-contained flats, it has its own courtyard garden, a covered terrace with a circular mosaic feature and is perfect for al fresco dining and a 600 year old olive tree. Across the front of the cottage is a mature vine, white wisteria which smothers the spiral staircase which leads up to a roof garden from which there are amazing views over the city and adjoining countryside. The ground floor flat is entered through three arched small painted French doors and the main living room/bedroom (currently a garden-room), is painted in trompe l'oeil depicting a classical architectural scene. It has terracotta tiled floor, shower room and kitchen. Brick steps lead up through the terraced gardens to the first floor flat which has wrought iron enclosed balustrade. Front door to entrance vestibule, shower room, living room/bedroom, bathroom and kitchen

The beautiful gardens are a very special feature, designed by Anne Keenan in the Italianate style. There are sweeping lawns, four magnificent scotch pines, a water feature and fountain. The gardens have been divided into rooms by box hedging, topiary, and paved seating areas. Behind the house the gardens are terraced and are planted with architecturally shaped tree, lavender, roses, and a particularly fine wisteria. On the eastern wall of the house are two magnificent magnolias.

## Agents note

The garden statutory, planters and furniture are expressly excluded from the sale.

## Directions (SO22 4NX)

From the High Street proceed in a southerly direction along Southgate Street and just beyond the zebra crossing at the start of St Cross Road turn right into St James Lane. Continue up St James Lane over the railway bridge and the gated entrance to Mantua House will be found just beyond the pinch point.



## Situation

The house lies in the heart of the city, within walking distance of its many amenities, through the Lower Barracks or the shortcut to the Station via Mews Lane and Crowder Terrace.

Situated in St Cross half-way up St James Lane. The house is set well back and is concealed by mature hedging, shrubs, walls and railings and has uninterrupted views over the West Hill Victorian Cemetery to St. Cross Hospital, St Catherine's Hill and as far as the Isle of Wight.

The city centre and its excellent amenities include a varied range of restaurants, theatre, cinema, leisure centre and wonderful walks around the Cathedral, The College and the water-meadows along the banks of the River Itchen.

The mainline station, also within walking distance, provides a fast commuter service to London Waterloo. Winchester lies at the intersection of the M3 and the A34 and is close to the M27 thereby providing good road access to London, Southampton and its airport, Portsmouth and its international ferry terminals, or Oxford and the Midlands.



## Services

All main services, gas fired central heating.

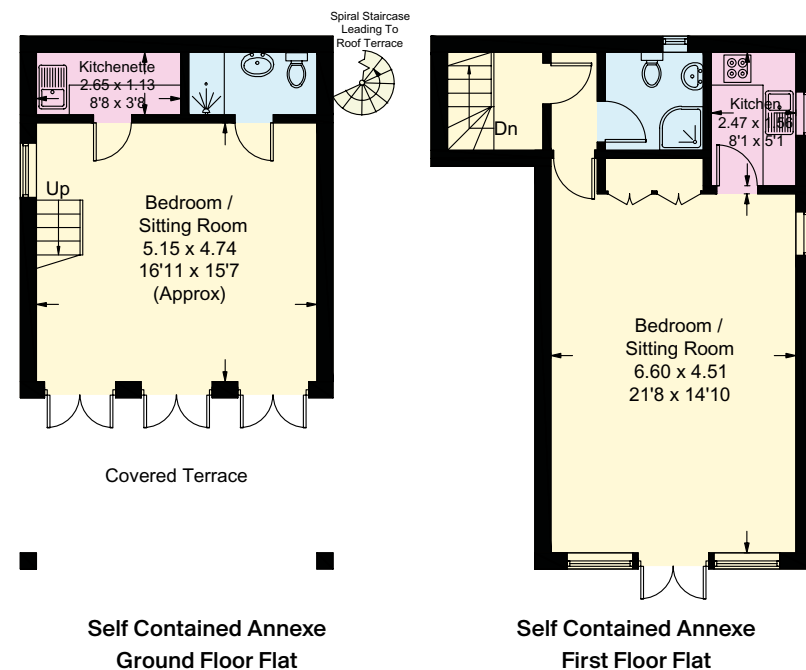
## Property information

**Tenure:** Freehold

**Local Authority:** Winchester City Council

**Council Tax:** Band G

**Guide Price:** £3,500,000



**Approximate Gross Internal Floor Area**

**357.7 sq m / 3,850 sq ft**

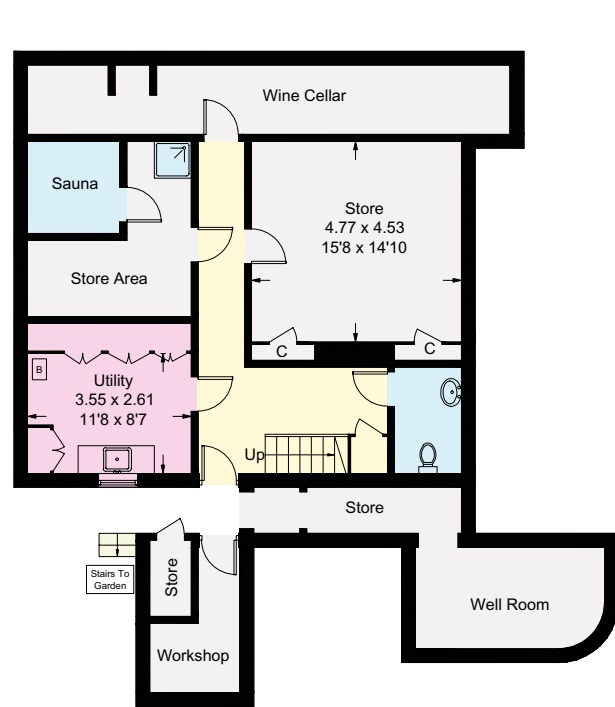
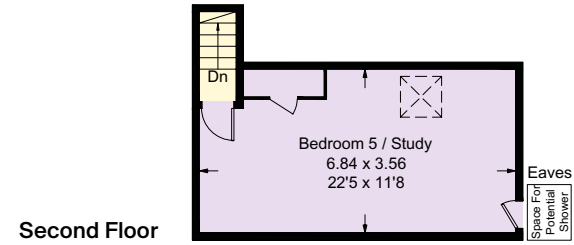
**Annexe = 76.7 sq m / 825 sq ft**

**Stores/Well = 20 sq m / 215 sq ft**

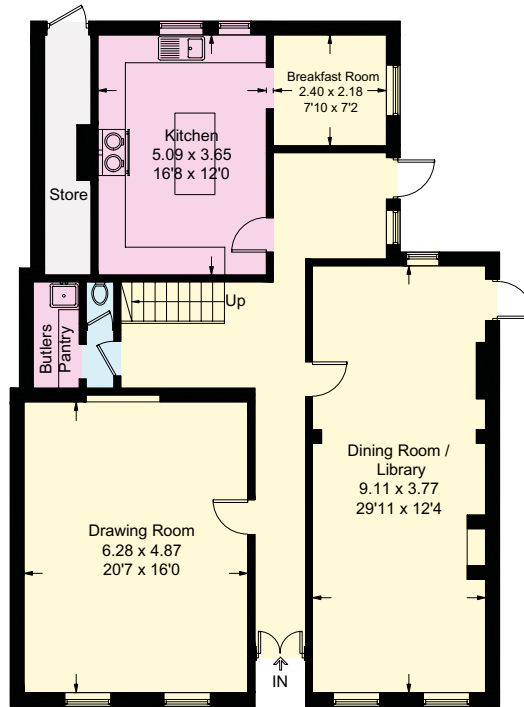
**Total = 454.4 sq m / 4,890 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

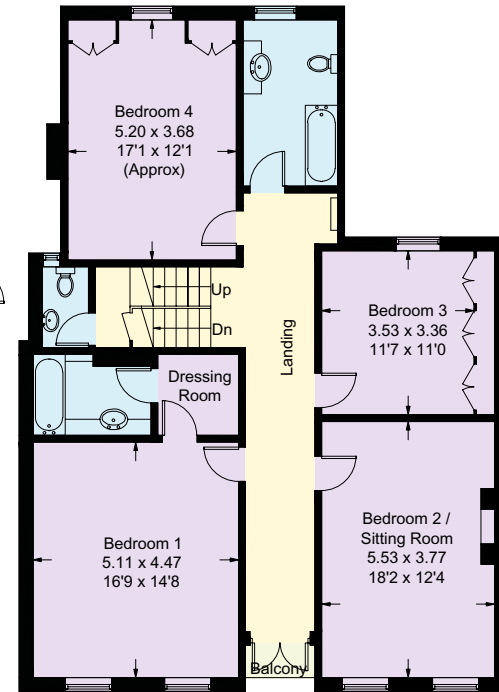
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Lower Ground Floor**



**Ground Floor**



**First Floor**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2022. Photographs dated May 2022.

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