

Hill Top House, Damson Hill, Hampshire





An elevated property, full of potential, with **amazing views** to the Isle of Wight.

Summary of accommodation

Hall | Drawing room | Dining room | Sitting room | Conservatory | Study | Kitchen | Utility room | Cloakroom

Principal bedroom suite with dressing room | Five further bedrooms | Family bathroom

Two bedroom cottage

Double garage and stores | Barn

Swimming pool | Former tennis court

Gardens and ground | Paddocks

In all about 17.37 acres

Distances

Bishops Waltham 2.6miles, Alresford 10.2 miles, Winchester 13 miles (London Waterloo 60 mins)

(All distances and times are approximate)



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Situation

Hill Top House is a substantial house built, we understand, in the 1930s in a style reflecting the Arts and Crafts movement. In a quiet, rural location within the South Downs National Park, the property has incredible south-facing views towards the Isle of Wight. With large, well-proportioned rooms the house represents a wonderful opportunity to live in one of the most beautiful parts of the county.



Hill Top House

The house and cottage are approached through a pillared gate and along a gravel drive to a parking area to the front of the properties. The main house has an entrance lobby and staircase hall with access to the main reception areas. To one side is the substantial triple aspect drawing room, with wraparound loggia, French doors to the south and west, and a fireplace.



To the other side of the hall is the impressive dining room with a fireplace and double doors to the south-facing conservatory. Adjacent to the dining room is a fully fitted kitchen/breakfast room with an electric (check) AGA and separate utility room. The remainder of the ground floor is made up of a sitting room, study (with secondary staircase) and cloakroom.

Upstairs, the large principal bedroom is triple aspect with a bay window to enjoy the magnificent south-facing views. There are fitted wardrobes, a Jack and Jill bathroom and an adjacent dressing room. There are five further double bedrooms and a family bathroom.

Cottage, Outbuildings and Land

Hill Top Cottage is a separate two bedroom cottage with a sitting room, dining room, kitchen and bathroom. There is a double garage with lockable and open stores and a further barn with a garden machinery store and room above. On the edge of the garden is a summer house with terrace with far-reaching views over neighbouring farmland and beyond.

The majority of the garden extends to the south and west of the house and includes an outdoor swimming pool and kitchen garden. The remainder of the grounds (of about 17.37 acres) lie to the north of the house, as well as a large area to the east (on the other side of the lane).



Services

Mains electricity, mains water, oil fired central heating, private drainage.

Fixtures and fittings

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

Directions

Postcode: SO32 2QR

What3words: ///lakeside.salmon.reforming

Viewings

All viewings are strictly by appointment with Knight Frank.



Property information

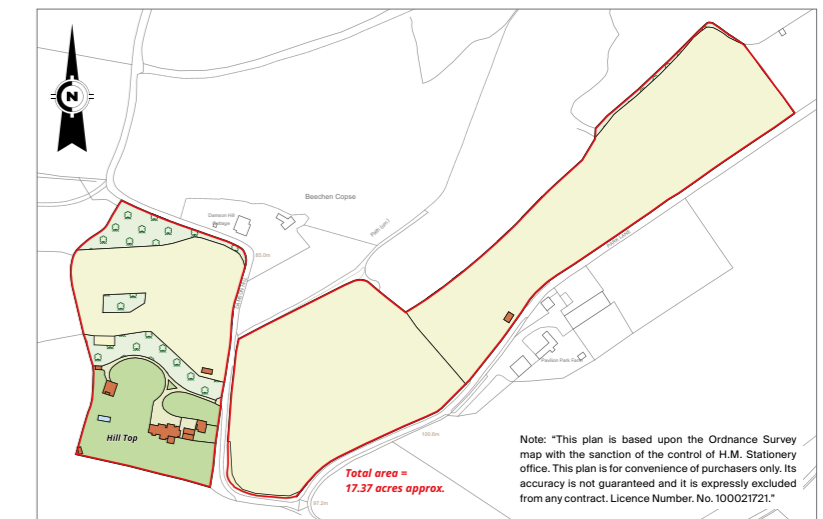
Tenure: Freehold

Local Authority: Winchester City Council: 01962 840222

Council Tax: Main House – Band H, Cottage – Band D

EPC Rating: Main House – F, Cottage – F

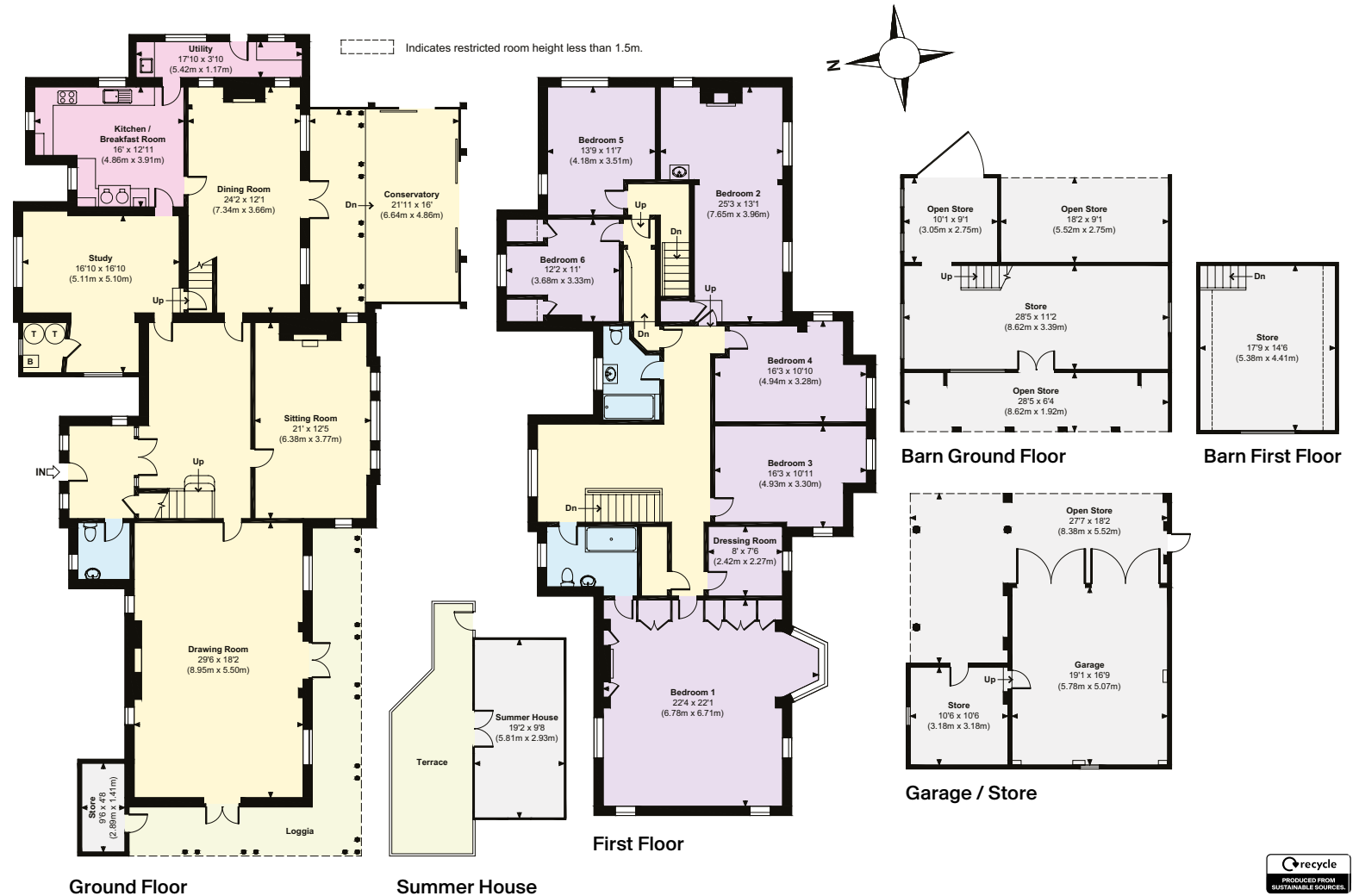
Guide Price: £2,350,000



Approximate Gross Internal Floor Area
Main House = 4411 Sq Ft / 409.77 Sq M
Garage / Store = 796 Sq Ft / 74.00 Sq M
Barn = 1022 Sq Ft / 94.93 Sq M
Summer House = 183 Sq Ft / 17.02 Sq M
Total = 6412 Sq Ft / 595.72 Sq M

Outbuildings are not shown in correct orientation or location. Includes areas with Restricted room height.

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.



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 July 2024. Photographs and videos dated July 2023.

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