

Winters Down, Corhampton, Hampshire







A superb country house in a **wonderful elevated position** with far-reaching views.

Summary of accommodation

Entrance hall | Drawing room | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility/boot room | One cloakroom

Planning for orangery extension

Ground floor principal bedroom with adjoining bath/shower room and dressing room

Six further bedrooms | Four bath/shower rooms | Studio/bedroom 8

Oak framed garage with cloakroom and room above | Adjoining car port | Barn storage with a car charging point | Outbuilding

Garden and grounds

In all about 1.6 acres

Distances

Bishops Waltham 4 miles, Alresford 8 miles, Winchester 10 miles

(All distances are approximate)



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The property

Winters Down is an attractive period country house located in an elevated rural position, a short distance from the popular Meon Valley village of Corhampton. Located in the parish of Exton the house has far-reaching views over open countryside and is surrounded by the attractive rolling downland of the South Downs National Park.

The house itself is currently in the process of being completed and offers generous accommodation of approximately 5055 sq. ft. Being a part of an extensive remodelling program, creating flexible accommodation and imaginative living spaces, the property also has further planning permission to extend and along with this could be altered further by a buyer to meet their requirements. The accommodation is presently arranged with four reception rooms, drawing room, dining room, study and sitting room with planning permission to create a large orangery. It is planned that the sitting room will become the kitchen/breakfast room. There is a superb principal bedroom suite with adjoining dressing room shower room and bathroom and six further bedrooms plus the studio/bedroom 8 and three bath/shower rooms.

Outside there is the oak framed garage with room over and cloakroom, this has potential to be converted into any number of purposes including further accommodation. There is also a brick built outbuilding which could be converted to an outside office (subject to planning).





Gardens and grounds

The property benefits from two driveways, one that leads to the front of the house passing the barn to the parking and turning area, immediately adjacent to this is a lawn and garden with a brick wall protecting the property from the lane. The front gardens enjoy superb views over the adjoining countryside to the south. The rear driveway sweeps around the western and northern sides of the house and on to the garaging. Extensive planting plans have been made for the property with the gardens extending in all to approximately 1.6 acres.



Location

Situated within the Parish of the picturesque village of Exton, in the South Downs National Park with outstanding views over open countryside and the walks and riding associated with the area.

The village of Exton has a popular pub, The Shoe Inn, and the nearby village of Meonstoke has a great village store and Post Office. The towns of Alresford and Bishops Waltham each have a good range of boutique shops, restaurants and pubs but more extensive facilities can be found in Petersfield and Winchester, both with trains to London Waterloo.

Schools in the area include Winchester College, St Swithun's School for Girls and Peter Symonds Sixth Form College; preparatory schools, include Pilgrims, Twyford, Prince's Mead. To the east there is Bedales School and Churchers College.



Property information

Tenure: Freehold

Local Authority: Winchester City Council

Council Tax: Band G

EPC Rating: E

Guide Price: £2,000,000



Approximate Gross Internal Floor Area

Main House = 448 sq m / 4,824 sq ft

Barn = 30 sq m / 322 sq ft

Garage = 75 sq m / 804 sq ft

Outbuilding = 15 sq m / 161 sq ft

Total Area = 568 sq m / 6,111 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.

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 January 2024. Photographs and videos dated January 2024.

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