



Vernon Hill, Ashton  
Bishops Waltham, Hampshire, SO32



*Beyond your expectations*

# Country residence with 19th century origins set in 2.8 acres

Hamptons International

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Master Bedroom with En-Suite | 6 Further Bedrooms (1 en-suite) | 2 Bathrooms | Shower Room | Games Room/Sitting Room | Study | Drawing Room | Sitting Room | Conservatory | Kitchen/Dining/Family Room | Orangery | Utility Room | Gym | Office/Store | 49' vaulted barn/annexe | Sauna | Outbuildings

## Offers in excess of £1,550,000 Freehold

### Description

A substantial country residence of much character totalling in excess of 7,000 sq ft with origins believed to date back to the 19th century. Offering very well proportioned accommodation that could suit purchasers with a requirement for dual occupancy, the property boasts excellent reception rooms that are particularly well suited to both family living and entertaining with the particular highlight being the 29 ft kitchen/dining/family room with Aga. The bedroom accommodation is arranged over the first and second floors together with the addition of a games room or den. Of further note is the impressive adjoining vaulted barn which is currently configured as an annexe but could easily work as the principle reception space for the main house.

### Outside

The property is approached via a gated tree lined driveway which terminates at the front of the property and gives ample parking for a number of vehicles. The grounds extend to approximately 2.8 acres and comprise extensive lawns to the front, a walled kitchen garden, a walled courtyard, flagstone terrace adjoining the conservatory with additional terraces all flanked by lawn and interspersed with extensive borders of flowering and herbaceous shrubs and trees and bounded by areas of light woodland, affording a high degree of privacy. There is a range of useful outbuildings including a tumble down barn which offers scope subject to the relevant consents.

### Location

Occupying an elevated and secluded position in the well regarded hamlet of Ashton, about a mile outside of the popular market town of Bishops Waltham with its range of local shops, restaurants, wine bars and public houses and about 11 miles from the cathedral city of Winchester which offers a more comprehensive range of cultural, shopping and leisure facilities as well as a main line station with services into London Waterloo (about one hour). The area is particular well served with excellent state and private schooling for all age groups. There are superb opportunities for walking and riding in the immediate vicinity with some of Hampshire's finest countryside accessible via an extensive network of public footpaths and bridle ways.

### Additional Information

LOCAL AUTHORITY: Winchester City Council

SERVICES: Mains water and electricity. Private drainage. Oil fired central heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	23
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

# Vernon Hill, Bishops Waltham, Southampton

Approximate Gross Internal Area = 645.5 sq m / 7046 sq ft

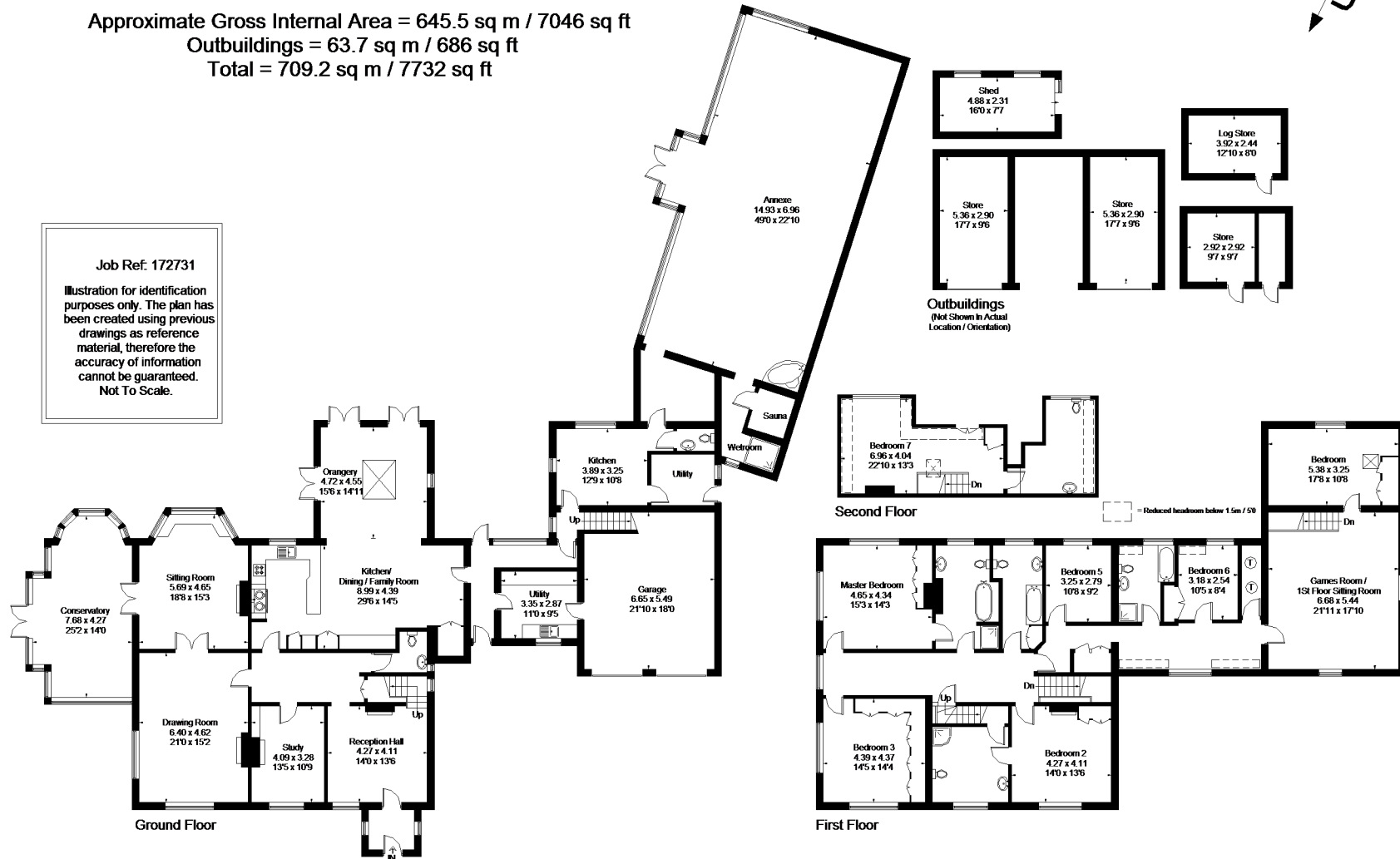
Outbuildings = 63.7 sq m / 686 sq ft

Total = 709.2 sq m / 7732 sq ft



Job Ref: 172731

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

