



Upham Street, Upham  
Southampton, Hampshire, SO32



*Beyond your expectations*



# An impeccably presented five bedroom home with detached annexe

Hamptons International

72 High Street, Winchester, Hampshire, SO23 9DA

Sales. 01962 842030

winchester@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Main House: Kitchen/Sitting/Dining Room | Separate Sitting Room | Study | Utility Room |  
5 En Suite Bedrooms | Annexe: Open Plan Kitchen/Dining and Sitting Room | Mezzanine En Suite Bedroom |  
Detached Triple Carport and Garage | Total Plot of 0.35 Acre

**Guide Price £1,350,000 Freehold**

## Description

Built for the current owners by Mapledean Developments, this bespoke property offers an excellent range of accommodation of just under 2900 sq.ft. plus an additional self contained annexe of 613 sq.ft. The main house features a stunning open plan kitchen/dining/sitting room with bi-fold doors onto the expansive terrace and providing spectacular views over the gardens and fields beyond. A second sitting room provides a cosy snug area whilst the study is well equipped with a range of fitted storage. On the first floor there are four bedroom, all of a good size and benefitting from en suite bath/shower rooms. On the second floor is an expansive suite with an en suite bathroom and a separate walk in store room. Within the grounds is a detached self contained annexe of an impressive standard. On the ground floor the large stone fireplace creates a striking focal point and houses a wood burning stove. The vaulted sitting room is open plan to contemporary kitchen dining room equipped with integrated appliances. Stairs lead to a mezzanine floor providing the sleeping accommodation with en suite bathroom. The annexe also benefits from its own private courtyard garden accessed from the sitting room.

## Outside

The gardens have been beautifully landscaped and are enhanced by the wonderful rural backdrop provided by the adjoining fields. A gated driveway provides ample parking and leads to the detached barn style car port

and garage and the self contained annexe. A paved path leads between two areas of lawn to a thatched gazebo and a terrace immediately adjacent to the property. A further expanse of lawn extends beyond the terrace, edged by attractively planted beds and water feature extending along the length of the garden.

## Location

Upham is a sought after village situated a few miles south of Winchester city centre. The village forms part of the South Downs National Park and boasts a primary school, public house, church and recreational ground. Rail links to London Waterloo can be found at either Shawford (6 miles) or Winchester (9 miles). Main road networks are also easily accessible with junction 11 of the M3 being just 6.5 miles away and the A272/32 also within easy reach. Winchester city centre offers a wealth of amenities including theatre, cinema, bars, restaurants, shops, museums and Cathedral whilst more locally a good range of facilities can be found at the pretty market town of Bishops Waltham (2.5 miles).

## Additional Information

LOCAL AUTHORITY: Winchester City Council

SERVICES: Mains Electricity & Water, Private Drainage, LPG Under floor Heating to Main House.

Electric Under floor Heating to Annexe

ANNEXE EPC: F

AGENTS NOTE: The adjacent property, Arbour Cottage, is also available by separate negotiation. Further information available upon request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

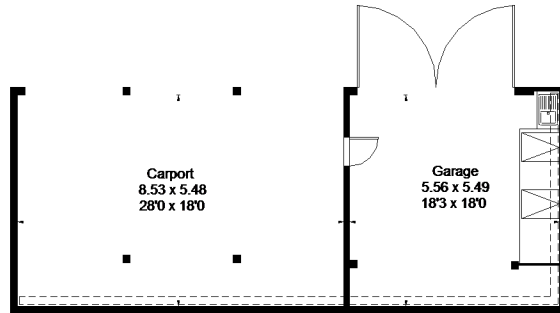
# Upham Street, Upham, Southampton

Approximate Gross Internal Area = 269.1 sq m / 2896 sq ft

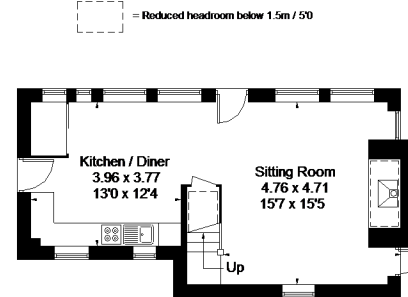
Annexe = 57.0 sq m / 613 sq ft

Outbuilding = 40.4 sq m / 435 sq ft (Including Garage / Excluding Covered Carport)

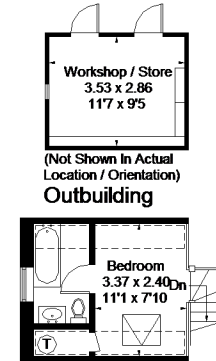
Total = 366.5 sq m / 3945 sq ft



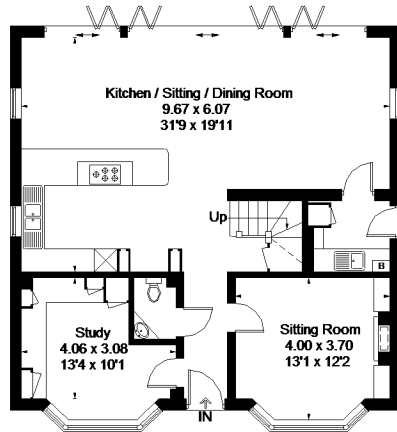
(Not Shown In Actual Location / Orientation)  
Outbuilding



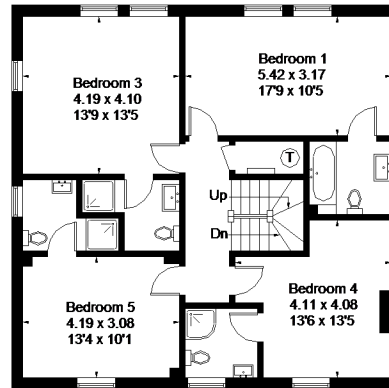
(Not Shown In Actual Location / Orientation)  
Annexe - Ground Floor



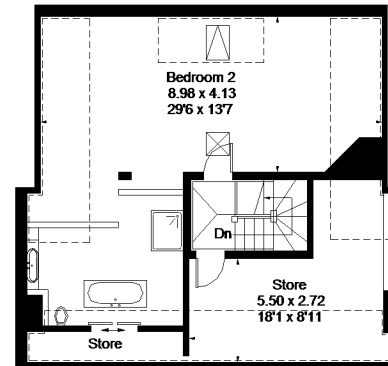
Annexe - First Floor



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 165684

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**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.



