



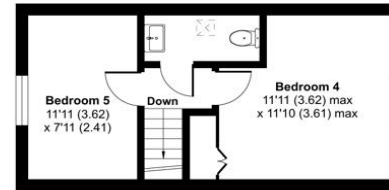


ACCOMMODATION

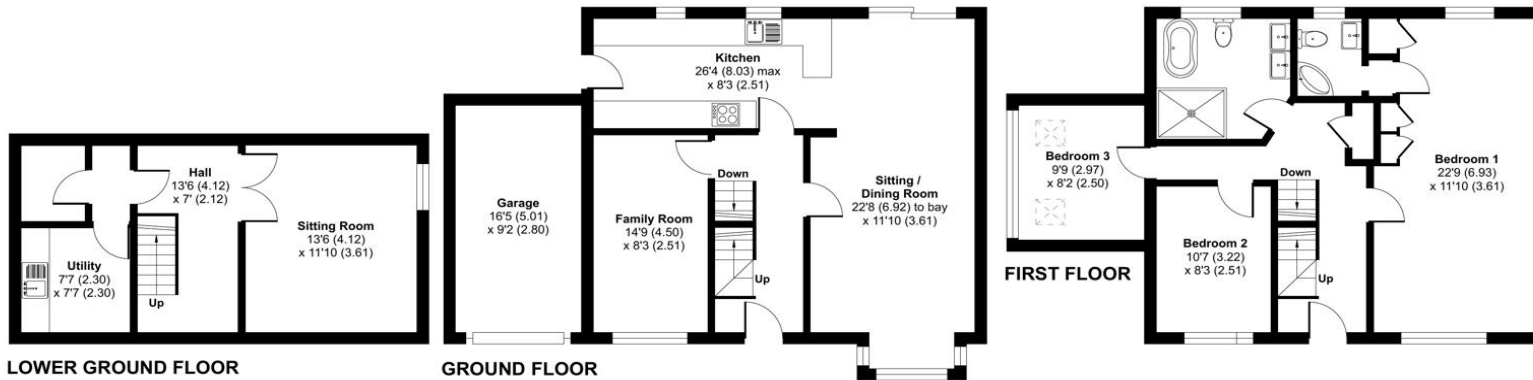
This well-presented property is set within the popular village of Upham, on the outskirts of the Meon Valley, only a short drive to the sought after location of Winchester. This home has a welcoming entrance hall leading to a well-equipped and fitted kitchen with a breakfast area and a door leading to the garden. The kitchen flows into the well-proportioned sitting room/dining room measuring 22' 8 x 11'10 with a brick-built fireplace housing a log burner. The dining room enjoys French doors to the decked terrace. The first floor has three bedrooms, with the principal bedroom measuring 22' 9 x 11'10 and benefits from an en-suite bathroom and built-in wardrobes. The third bedroom could be used as an office/home study if required. This floor also has a large bespoke and modern fitted three-piece bathroom with a large walk-in shower. The second floor has a further two double bedrooms and a stylish cloakroom for added convenience. There is a lower ground floor with a games/cinema room which provides a practical area for family time or entertaining, together with a useful utility room and a wine cellar with the added benefit of plumbing installed which could be converted to a fourth bathroom if desired. A neatly landscaped garden awaits to the rear of the home with raised decking providing a private area to unwind in the evening sun. The front of the home features a block paved driveway fit for multiple vehicles and access to the single garage.



Approximate Area = 1972 sq ft / 183.2 sq m
 Garage = 143 sq ft / 13.3 sq m
 Total = 2115 sq ft / 196.5 sq m
 For identification only - Not to scale



SECOND FLOOR



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Charters Estate Agents Limited. REF: 1256321



SITUATION

The village of Upham benefits from a number of amenities, all within a short walk of the property: Upham Primary School (consistently rated Outstanding by Ofsted), a church, a recreation ground, a football pitch and local club, and a quintessentially English country public house. Nearby in Lower Upham you will find a further pub and the village hall. The larger village of Bishop's Waltham lies some 3 miles away, and offers an abundance of fine amenities. The cathedral city of Winchester and the maritime city of Southampton are both a short drive away and incorporate an impressive array of excellent shops, attractions, recreational and business facilities.

Connections are first class, with the A34, M3 and M27 within easy reach offering access to London and the south coast in particular. Southampton Airport, with its ever-increasing network of international flights, is approximately 9 miles away.



SPECIFICATION

- Five bedroom detached home
- Sought-after location in the South Downs National Park
- Excellent local transport links
- Open-plan ground floor living accommodation
- En-suite bathroom and luxury family bathroom
- Lower ground floor wine cellar
- Private rear garden with raised decked terrace
- Block paved driveway with single garage

LOCAL AUTHORITY

Winchester City Council

Council Tax Band F

ASKING PRICE £850,000

TENURE

Freehold