







Lower Preshaw Lane, Upham, Southampton, Hampshire, SO32 1QF

Mundys House is a small country estate of circa 20 acres, set in an idyllic position within The South Downs National Park around 20 minutes from Winchester, and sitting on the edge of a picturesque gently sloping valley.



- Stunning country estate of around 20 acres
- Surrounded by woodland in the tranquil South Downs National Park
 - Six/seven bedrooms in total - over 10,000sq ft of living space
 - Indoor swimming pool, spa and gym
 - Two-bedroom bespoke staff apartment
 - Stable Yard with eight garages and workshops
 - Tennis court and indoor golf simulator

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ACCOMMODATION

The main residence which extends to just over 10,000 square feet exudes the meticulous detail and craftsmanship curated by the present owners and is a harmonious blend of contemporary style and homely character. Amongst the numerous interior features is a bespoke limestone staircase, a 29 ft temperature-controlled wine room, a 60 ft gallery, and a pool/spa complex with jet flow, gym and sauna.

An annexed cottage provides separate accommodation for staff or guests, and a large recreational barn/studio lends itself to a variety of uses and currently houses a golf simulator. A driveway leads down to a quadrangle comprising 8 garages, 5 stable stalls with tack room, solarium, laundry room, groom's kitchen, a workshop and further storage rooms.

The wonderful grounds and gardens are carefully maintained across the estate. They feature flower meadows with mown paths, paddocks, extensive woodland and a tennis court. A lake with a fountain and wooden footbridge provides a tranquil spot for watching wildlife from numerous vantage points and is a haven for a variety of resident waterfowl. The garden views can also be enjoyed from the terrace off the principal bedroom complete with a chimney and wood burner, and a dedicated barbecue/al fresco dining area. The entrance is particularly impressive with a bespoke pond and fountain created by sculptor Simon Allison. There are five further machinery sheds and workshop tucked away in the woods, and four post and railed paddocks with water.



SITUATION

This rural property is located near the small village of Upham; a civil parish in Hampshire situated on the edge of the South Down National Park and is nestled within the rolling Hampshire countryside. It has a primary school, church, shop, Village Hall, pubs and a brewery. It is approximately 7 miles from Winchester where there is a wide range of shops, restaurants and bars and 2.25 miles from the market town of Bishops Waltham.

Communications are excellent with the M3, A34, and A303 within easy reach. This provides access to London and the south coast. Southampton Airport, with its ever-increasing network of international flights, is approximately a 20-minute drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Approximate Area = 10490 sq ft / 974.5 sq m (excludes plant room)

Limited Use Area(s) = 622 sq ft / 57.7 sq m

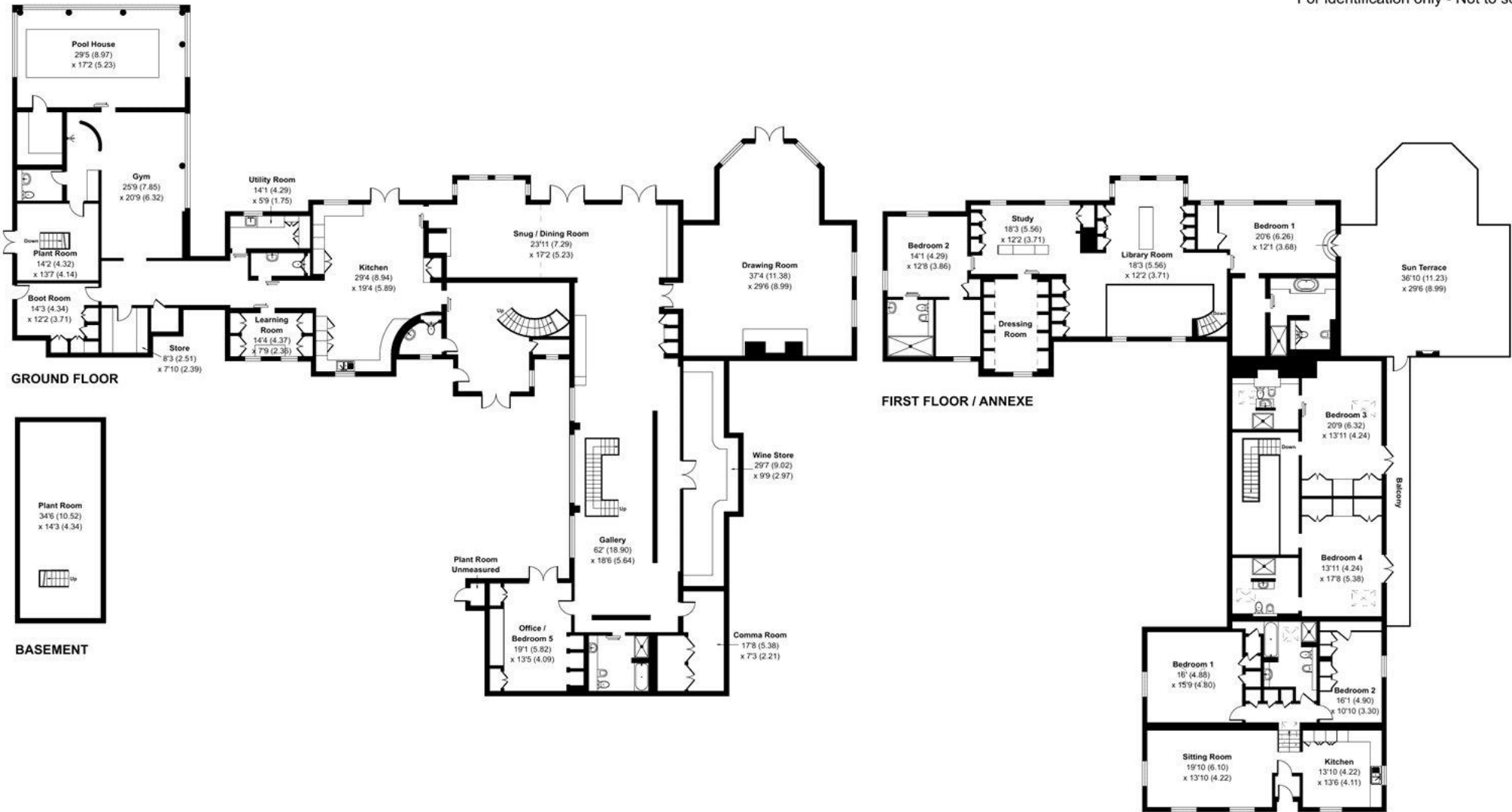
Outbuildings = 3788 sq ft / 351.9 sq m

Garage = 2103 sq ft / 192.4 sq m

Annexe = 1280 sq ft / 195.3 sq m

Total = 18283 sq ft / 1771.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1076393





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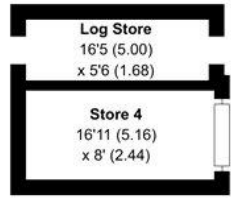
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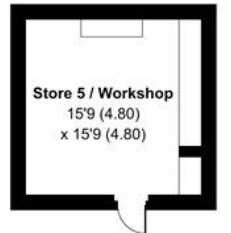
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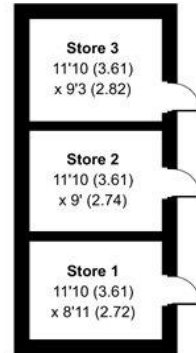
Denotes restricted head height



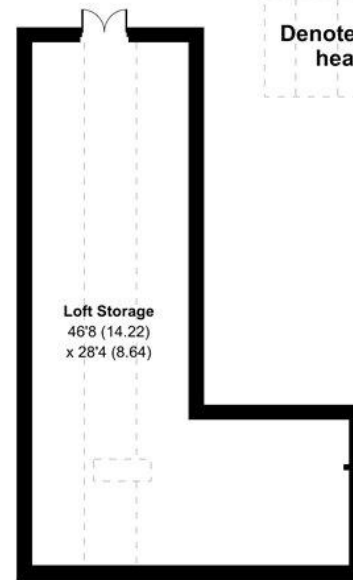
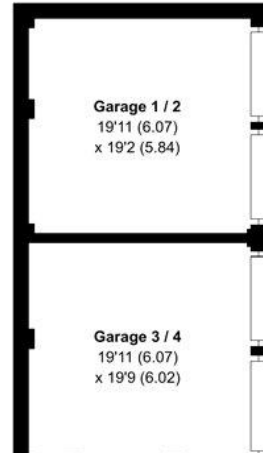
OUTBUILDING



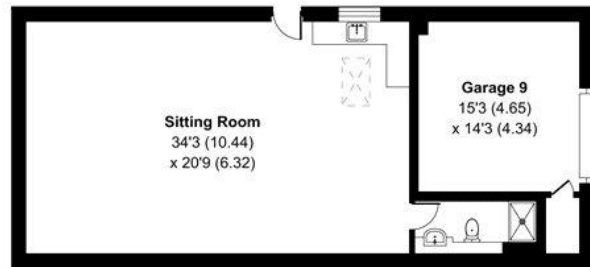
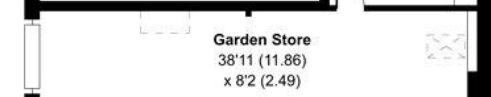
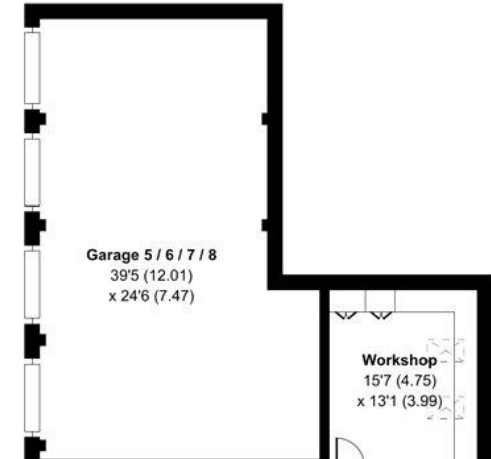
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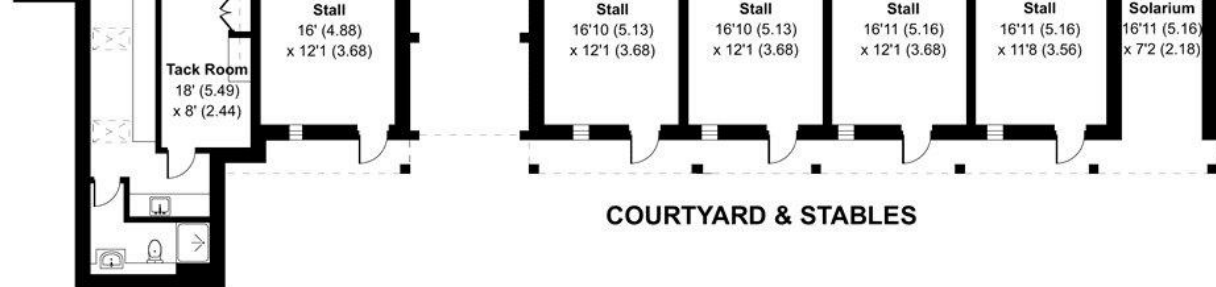
OUTBUILDING



LOFT STORAGE ABOVE
QUADRUPLE GARAGE



RECREATION BARN



COURTYARD & STABLES

OUTBUILDING





LOCAL AUTHORITY

Winchester City Council
Council Tax Band: H

ASKING PRICE

£7,950,000

TENURE

Freehold

AGENT NOTES

Water supply via a private borehole
Private drainage (soakaway), awaiting Environmental
Agency Compliance Certificate.