



Upham Street, Upham, Hampshire, SO32 1JA



NEW TREE
COTTAGE



Upham Street, Upham, Southampton, Hampshire, SO32 1JA

Splendid period home nestled in the picturesque and sought-after village of Upham, which blends character features and modern conveniences throughout.



- Beautifully presented and well-proportioned period home
- Sought-after location in the popular village of Upham • Surrounded by rolling countryside
 - In excess of 2000 sq ft of accommodation • Four double bedrooms
- Impressive principal bedroom with en-suite shower room, dressing area and Juliet balcony
 - 36 ft kitchen/dining room and separate utility room • Three reception rooms
- Generous driveway and outbuilding • Landscaped rear garden measuring approximately one third of an acre
 - Planning consent for a large extension - details can be provided upon request.

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ACCOMMODATION

Splendid period home nestled in the picturesque and sought-after village of Upham on the edge of the South Downs National Park. Yew Tree Cottage blends character features and modern conveniences throughout. The cottage also enjoys unmatched views over the local countryside and sits on a generous plot, close to a third of an acre. Measuring in excess of 2000 sq ft of well-proportioned and beautifully presented accommodation, you are welcomed into the home by an impressive entrance hallway displaying a stunning log burner set within a feature brick fireplace. The extensive 36 ft kitchen/dining room to the rear of the home affords delightful views over the garden and double doors which open to the patio terrace. The kitchen is further complemented by a good-sized utility room. Three generous reception rooms offer flexible living space for the whole of the family and are currently utilised as a sitting room with a log burner, a snug and work from home office. The ground floor is completed by a convenient guest cloakroom. The first floor has also been finished to a fabulous standard and a highlight is the principal bedroom, which includes a contemporary en-suite shower room and dressing area with a Juliet balcony affording lovely views. Three further double bedrooms are accompanied by a luxury family bathroom. Externally, the landscaped garden is bordered by mature hedges and flowerbeds and provides a high degree of privacy. Offering plenty of space for relaxation and entertaining, the patio terrace provides the perfect environment for summer evening al fresco dining. The garden also features a large brick-built outbuilding



SITUATION

This property is superbly set within the rural village of Upham, a small village and 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. Upham is approximately 7 miles from Winchester where there is a wide range of shops, restaurants and bars and 2.25 miles from the medieval market town of Bishop's Waltham. There are several gastro pubs nearby including the Brushmakers Arms, Upham and the Robin Hood in Durley.

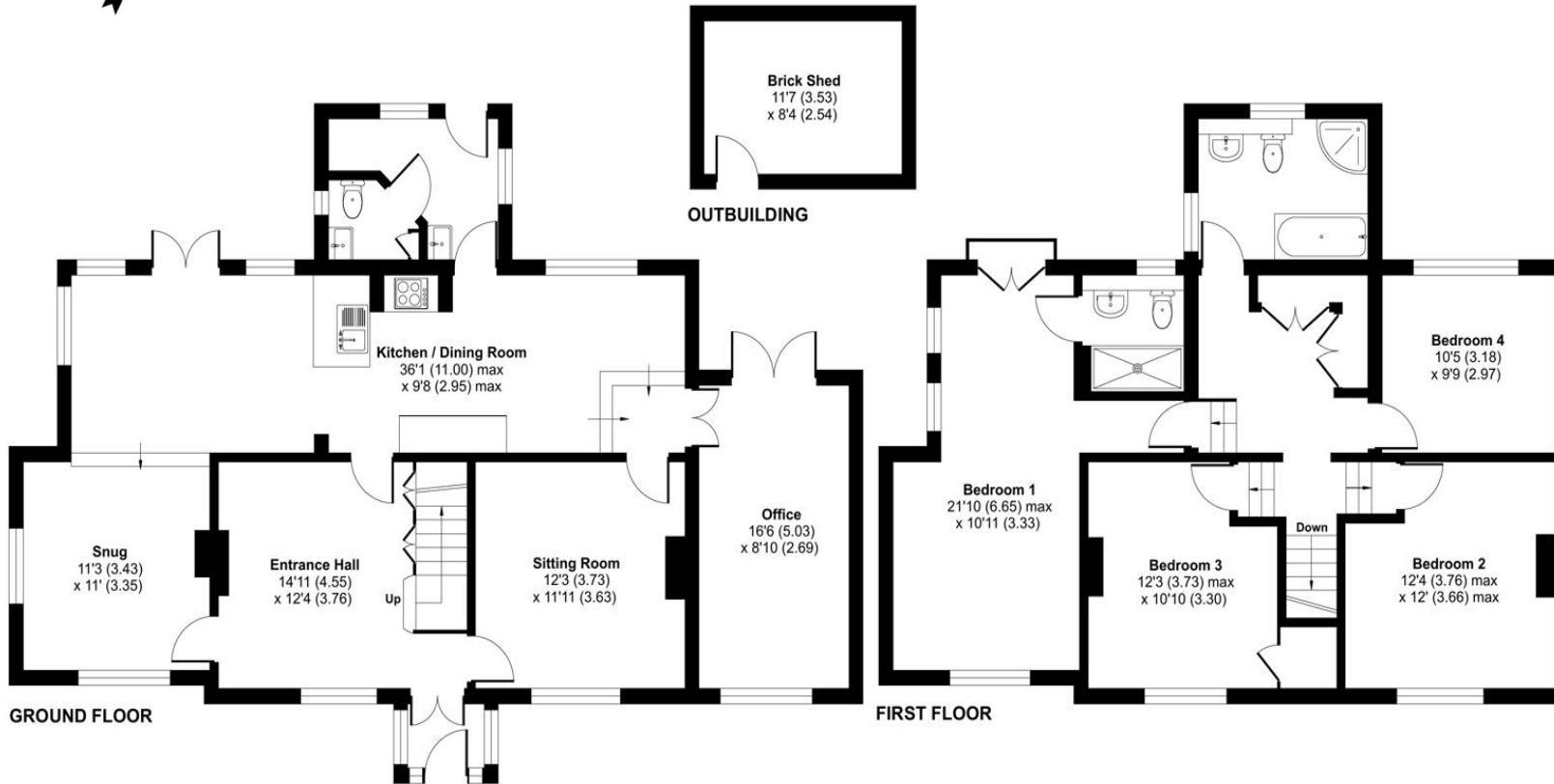
The area offers a selection of the country's finest private schools, with the preparatory schools of Twyford and Pilgrims and the highly regarded secondary schools of Winchester College and St Swithun's. Connections are excellent with the M3







Approximate Area = 2023 sq ft / 187.9 sq m
 Outbuilding = 97 sq ft / 9 sq m
 Total = 2120 sq ft / 196.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	41	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Charters Estate Agents Limited. REF: 1179810





LOCAL AUTHORITY

Winchester City Council

Council Tax Band G

ASKING PRICE £1,100,000

TENURE

Freehold