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Pinelands Road, Chilworth





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SUBSTANTIAL RESIDENCE OF 9204 SQFT  
DESIRABLE CHILWORTH LOCATION  
LANDSCAPED PLOT APPROACHING 1 ACRE  
SEVEN EN-SUITE BEDROOMS  
THREE RECEPTION ROOMS, STUDY  
CINEMA ROOM & GYMNASIUM/ANNEX  
BESPOKE KITCHEN/ DINING ROOM  
GATED DRIVEWAY & DOUBLE GARAGE



A SUBSTANTIAL RESIDENCE SITUATED IN THE DESIRABLE CHILWORTH AREA OF SOUTHAMPTON

# Holmfield House, Pinelands Road, Chilworth, Southampton, SO16 7HH



Holding a prime address within the prestigious Chilworth area of Southampton, Holmfield House is a substantial 'Arts & Crafts' style residence totalling over 9200 sqft, designed and built in 2000 by the present owner to a truly high specification.

The accommodation stretches over three floors comprising seven en-suite bedrooms, three reception rooms, bespoke kitchen/dining room, cinema room, office/study, wine cellar, boot room, annex/gymnasium and double garaging. Standing on a mature woodland plot approaching an acre designed and landscaped by the award winning designer, Julie Toll.

## GROUND FLOOR

Upon entering you are greeted by an impressive reception hall with an oak double staircase rising to a gallery landing. The hall is linked to all of the main reception rooms and naturally flows into a bespoke and extremely comprehensive kitchen with an accompanying dining





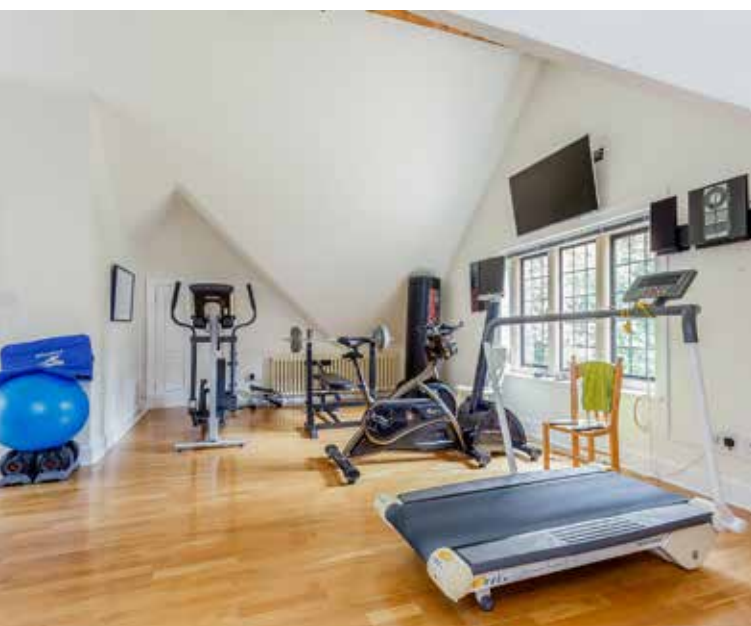


room. The bespoke kitchen offers an array of base and wall storage cupboards and drawers, Corian style work surfaces and a central island. It is well-appointed with appliances including: two cookers, two hobs, two dishwashers and a U.S style fridge freezer. The dining area can accommodate a large table and enjoys windows and double doors open out onto the westerly facing rear garden and patio, it also benefits from under floor heating throughout. Positioned just off of the kitchen/dining room is a cosy family room making these rooms the main hub of the house.

Other reception rooms include an impressive drawing room benefiting from a large bay window and double doors opening out onto the garden, bespoke hand-made book shelving and storage and a raised stage area with steps that lead down to the main seating area with an impressive stone surround fireplace. The office/study has also been well designed with the latest communication systems and bespoke built-in shelving provides ideal storage for books, files and







more. There is also a boot room and another reception room with a central fireplace and bay window and could be used as a more formal reception area.

The cinema room is equipped with a Creston cinema system with a large screen and fitted seating. Following on from this room steps lead down to a wine cellar with bottle storage areas set into and around attractive brick arches and stairs rising to a first floor annex, a spacious living room and bedroom accompanied by a well-appointed bathroom, currently used by the current owner as a gymnasium.

## FIRST FLOOR

The galleried landing is the centrepiece of the first floor with two large front aspect bay windows and leads to the master bedroom suite which dominates the left hand side of the house. The bedroom area is spacious with a further dressing area with built in wardrobes, an en-suite bathroom, separate shower and sauna.

The remaining four bedrooms on this floor all benefit from built in wardrobes and all have en-suite facilities.



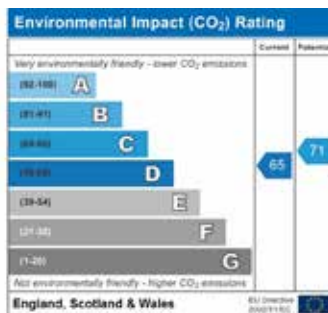
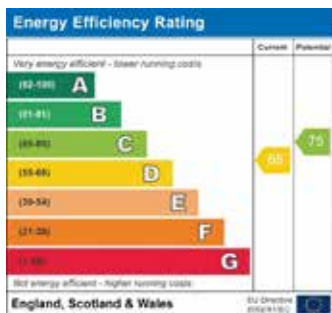


## SECOND FLOOR

Stairs from the first floor lead to bedrooms six and seven both of which benefit from en-suite shower rooms and study areas/walk-in wardrobes. There is a communications room located off bedroom six that houses all the electronic equipment for the security, caballing and sound systems.

## ADDITIONAL FEATURES

The property benefits from CAT5 wiring, Lutron lighting, ceiling speakers, Creston cinema system, under floor heating, full gas central heating system with two boilers and an extensive security system.





# Holmfield House, Pinelands Road, Chilworth

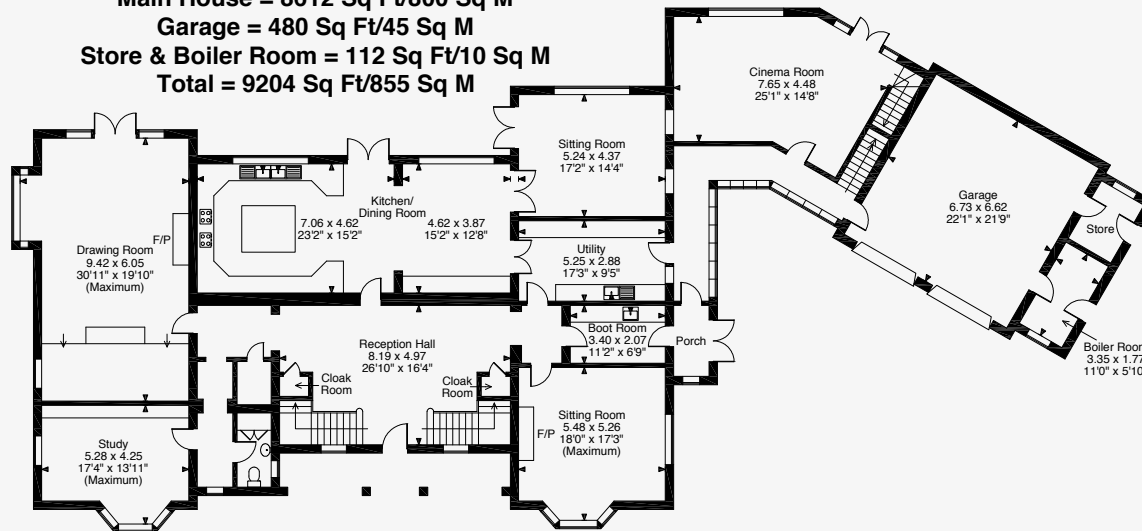
Approximate Gross Internal Area

Main House = 8612 Sq Ft/800 Sq M

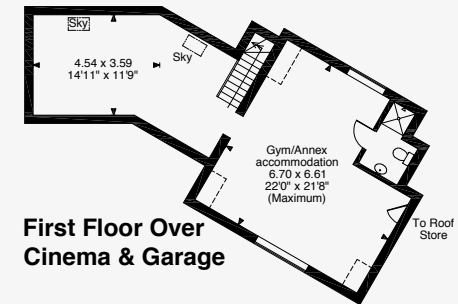
Garage = 480 Sq Ft/45 Sq M

Store & Boiler Room = 112 Sq Ft/10 Sq M

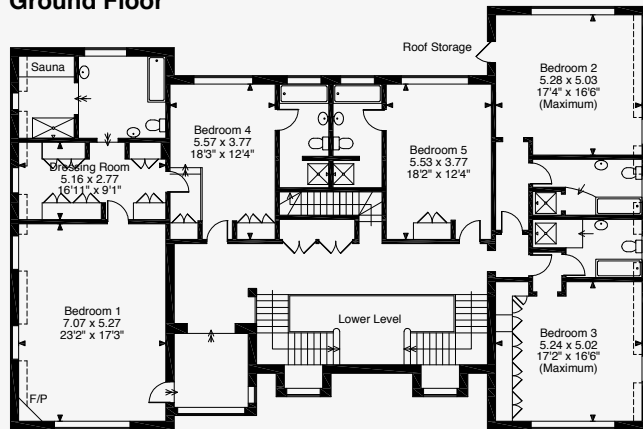
Total = 9204 Sq Ft/855 Sq M



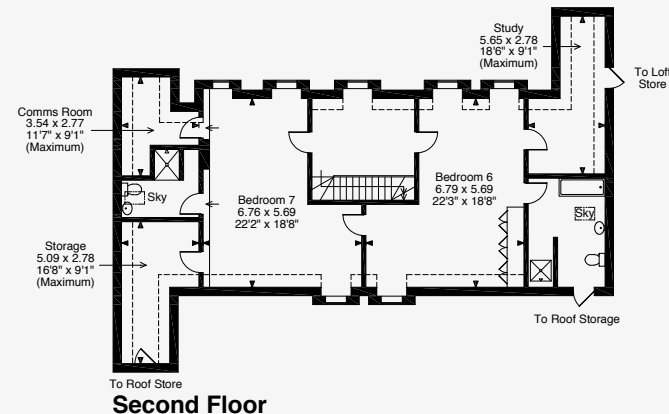
Ground Floor



First Floor Over Cinema & Garage



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## PRICE ON APPLICATION

### GARDENS AND GROUNDS

The property is approached through electrically operated wooden gates that open out onto a sweeping drive with space for numerous vehicles and gives access to the double garage. The garage door is electrically operated with ample space for two cars plus garden machinery etc, to the side of the garage there is the boiler room and another useful store room.

The gardens are stunning. Designed by the award winning landscape and garden designer Julie Toll the borders are awash with an abundance of mature trees and shrubs and offers a great deal of tranquillity and seclusion. To the rear of the house is a large expanse of lawn and patio, ideal for outdoor entertaining, the patio practically runs along the whole length of the house and can be accessed by all the main reception rooms along the back of the house and includes the private decking area which is an idyllic sun trap or ideal to build a swimming pool.

*Viewing by appointment with our Select Consultant on*

**02380 225 155**

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## Pinelands Road, Chilworth

- Substantial Residence of 9204 sqft
- Desirable Chilworth Location
- Landscaped Plot Approaching 1 Acre
- Seven En-Suite Bedrooms
- Three Reception Rooms
- Study
- Cinema Room & Gymnasium/Annex
- Bespoke Kitchen/ Dining Room
- Gated Driveway & Double Garage



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



  
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