



Church Lodge

High Street | Southwick | Hampshire | PO17 6EF

FINE & COUNTRY

This property represents the unique opportunity to buy into an historic and picturesque village as it is one of only two homes in the old part of the village in private ownership, all the other properties are owned by the Squire, whose ownership can be traced back to the 16th Century. Originally the Gate House for Southwick House, Church Lodge was built around 1800 and retains much of its original character although, the addition of the garden room with underfloor heating has opened up the downstairs living space and made maximum use of the courtyard style garden on the south west side with a detached wooden chalet in the north east side. Southwick is a 'chocolate box' village yet it is close to transport links, walks in the surrounding countryside and views of the sea from nearby Portsdown Hill. It is easy to see how this house and its location could capture the imagination as it is situated next to the pretty Church of St. James Without-the-Priory Gate, although it was originally built as the main gate house to Southwick House, Church Lodge actually pre-dates the house as they were built at the same time circa 1800, but Southwick House was destroyed by fire some 30 years later and was rebuilt. The house has been brought up to date with addition of underfloor heating, replacement of bathrooms and kitchen (which includes appliances), the total living area amounts to 1670 sq ft of living space and comprises; sitting room with small study off, a galley style fully fitted kitchen, garden room, inner hallway and utility room with a cloakroom adjacent, as well as a master bedroom and refitted bathroom on the ground floor, with two bedrooms and a refitted shower room on the first floor. The lodge is set behind fencing, a high wall, railings with landscaped gardens including with three separate paved seating areas, a raised decking area and summer house/two roomed cabin.

Buying this property is about buying into a village and a way of life, as much as it is about buying a period home. The house and church stand just outside the park, nestled amongst a street of picturesque half timber houses, many dating to the 18th Century, every door other than Church Lodge (which is painted olive) is painted the same dark red, denoting the ownership of the Squire. The village has a thriving social and sports association which regularly holds events in the village hall, unusual for a small village, Southwick has two excellent pubs and a shop. Southwick House was where Eisenhower and Montgomery planned to give the order for the D-Day landings and it is still possible to see the famous Map Room, one of the pubs, the Golden Lion was home to many of Eisenhower's senior officers just prior to the end of the war; now it is one of the two pubs that you can walk to from your front door; the other; the Red Lion is a pub and restaurant of some repute. Southwick is also well positioned for modern life despite having a very rural feel with wonderful walks in all directions, Winchester, Chichester, Portsmouth and Southampton are all within a 30 minute drive. The Southwick Revival is held annually in early June and the next event (2018) will be the fifth year running, the village will join in partnership with Southwick Park to commemorate the anniversary of D-Day by offering an exciting and unique opportunity for visitors from all over the world to breathe in the atmosphere of those historic days and the nerve centre of 'operation overload'.





Step inside

Church Lodge

ENTRANCE:

Located adjacent to the Church is a pillared entrance with soldier railings on either side leading to a private driveway, soldier railings and low rendered and painted wall with twin pillared gateway, pedestrian gateway leading to a deep forecourt with inlay brickwork, power pod, feature curved bay with central doorway and brass furniture, leading to:

SITTING ROOM:

17'11" x 17'0" Feature curved doorway with sash style windows to either side and central door; curved wall, dado rail, oak wood flooring, curved radiator; door to inner hallway, sandstone surround fireplace with open fire (not tested) and granite hearth, monoxyde alarm, wall lights, wall mounted cupboard housing electric consumer box and power supply (pod) for an electric car; to one side of the chimney breast is a low level cupboard with doors and shelving for media system, power points, door to kitchen, door to:

STUDY:

7'5" x 5'0" Wood laminate flooring, power points, alarm panel.

KITCHEN:

20'5" x 5'7" Galley style with step leading to inner hallway and utility room, further opening leading to garden room / conservatory, high level skylight windows, ceiling spotlights and access to loft space, comprehensive range of bespoke individually designed units with Oak work surface over; space for free standing range cooker with extractor hood, fan and light over and high level mantle, integrated appliances all in drawer style with double fronted doors, integrated fridge, range of drawers, tray racks, wall and floor cupboards, range of pan drawers, butler style twin bowl sink unit with mixer tap and drawer under; integrated dishwasher with matching door; stone flooring with zoned underfloor electric heating, panelling to dado rail on one wall, ceramic tiled surrounds, power points, ceiling spotlights, open shelving to one side of doorway leading to:

GARDEN ROOM / CONSERVATORY:

16'0" maximum x 12'7" Panelling on one wall to dado rail level, pitched glass roof with duet thermal & anti-glare blinds and wooden support beams, full height windows with top window opener; twin doors leading to courtyard garden, stone flooring with zoned underfloor electric heating, power points, low level cupboard with underfloor heating controls.

INNER HALLWAY:

Panelling to dado rail level, door to bedroom one, stone flooring with zoned underfloor heating, glazed panelled door leading to utility room, power points, door to:

SEPARATE CLOAKROOM:

Low level w.c., panelling to dado rail level, wash hand basin with chrome legs, ceiling spotlights, extractor fan, mirror to one wall.

UTILITY ROOM:

9'10" x 6'0" Stable style door leading to rear garden with window to one side, skylight window, access to loft space, ceiling spotlights, extractor fan, tall pull out larder style unit with shelf and storage cupboard to one side, integrated washing machine with matching door; further pull out drawer style fridge, butler sink with mixer tap and drawer under; wooden surface to either side, storage cupboards over; stone flooring with electric zoned underfloor heating, glazed panelled door to inner hallway, feature roll top radiator with chrome curved towel rail, power points, panelling on one wall to dado rail level.





INNER HALLWAY:

Door from living room to inner hall with understairs storage cupboard, wooden staircase rising to first floor.

BEDROOM 1:

18'6" maximum x 12'11" decreasing to 6'7" Twin glazed doors leading to rear garden, power points, sash style window to front aspect with double radiator under; pitched ceiling measuring approximately 9'7" in height, twin mirror fronted wardrobes to one wall with hanging space and shelving with storage cupboards over; door leading to inner hallway, door to:

EN-SUITE BATHROOM:

White suite comprising; double ended panelled bath with wall mounted controls, drench style hood, shower rail and curtain over; fully ceramic tiled surrounds, tiled wood effect flooring with underfloor heating, feature roll top radiator with chrome towel rail, frosted glass sash style window to front aspect, close coupled w.c., with chrome furniture, pedestal wash hand basin with mixer tap and chrome leg, built-in double doored storage cupboard, ceiling lights, extractor fan, part glazed door:



FIRST FLOOR:

Landing with balustrade, feature arched window to rear aspect, exposed beam to wall, built-in book shelf.

BEDROOM 3:

9'11" x 7'9" Sash style window to front aspect with radiator under; access to loft space, power points, wooden door.

BEDROOM 2:

12'1" x 8'10" Built-in double doored wardrobe with shelving to one side, sash style window to front aspect with radiator under; dimmer switch, wooden door; power points.

SHOWER ROOM:

Low level w.c., with chrome furniture, pedestal wash hand basin with mixer tap and twin chrome legs, panelling to dado rail level, feature arched window to rear aspect, stone window sill, heated towel rail incorporating roll top radiator; ceiling spotlights. Wet room shower area with central floor drain away, drench style hood with glazed panelling to either side and wall mounted tap controls, stone flooring with underfloor electric zoned heating.



Step outside

Church Lodge

High curved rendered & painted retaining wall with doorway leading to courtyard garden. Directly to the front is a low rendered and painted wall with soldier railings over and pedestrian gateway leading to a deep forecourt with inlay brickwork, power pod (for electric car). To the south west is an enclosed courtyard with brick paviour, outside cold water tap, brick built garden shed (5'0" x 4'0") with light & power, slate roof.

To the north east is the primary garden, accessible from the master bedroom via twin doors and also via stable style door from the utility room, this area is arranged as two primary levels, the lower level is laid to brick paviour with curved brick retaining wall incorporating shrubs, evergreens and bushes, external lighting and power points, four brick built sheds with wooden doors all with separate electric light and power supply. One store housing the oil fired boiler supplying central heating and hot water (not tested). Steps with brick retaining walls the either side with shrubs, evergreens leading to upper patio area, stepping stone pathway leading to one side of the chalet with the log store, coal bunker and oil tank, stepping up from this area is a central mature tree leading to a raised decked area with composite wood effect decking, external spotlighting. To the rear of the cabin and utility area is car hardstanding for one car accessible from private service road to the side of the property running adjacent to the Church.

DETACHED CABIN / SUMMER HOUSE:
Recently built in the summer 2017.

PRIMARY ROOM:
10'10" x 10'7" Pitched roof with electric lighting and power supply, control for oil tank and pressure, twin central double glazed doors with full height windows to either side overlooking decking and rear garden, twin internal wooden doors leading to:

CHALET:
10'7" x 6'2" Twin double glazed windows to side aspect with views over the Church and cemetery, power points, electric lighting.

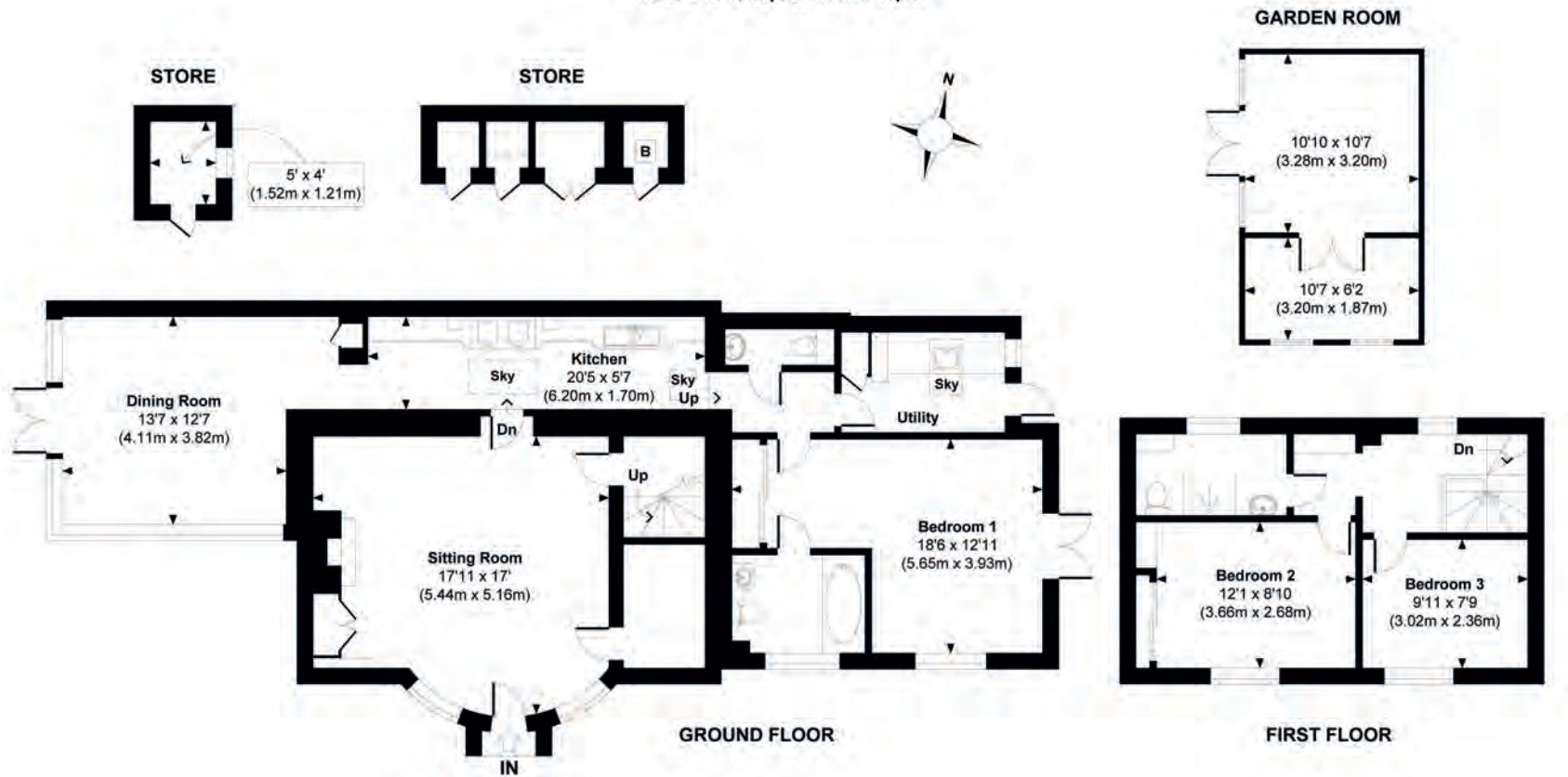
TO FIND THE PROPERTY:
From our office proceed along the Havant Road in an easterly direction taking the third exit at the roundabout into London Road, then left at the traffic light junction into Southwick Hill Road, take the second road on the left into Southwick Road then at the roundabout take the third exit off into the High Street where Church Lodge can be found immediately after the church on the right hand side.

Winchester City Council: Band E
Services: Mains gas, electricity and water.
Post Code: PO17 6EF
EPC Exempt



Church Lodge

Approximate Gross Internal Area
 Main House = 1431 Sq Ft / 132.92 Sq M
 Garden Room = 181 Sq Ft / 16.80 Sq M
 Stores = 58 Sq Ft / 5.45 Sq M
 Total = 1670 Sq Ft / 155.17 Sq M



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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions

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