

MARTYR WORTHY MANOR



WINCHESTER • HAMPSHIRE



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Winchester 4 miles, (Trains to London Waterloo from 58 minutes)

Alresford 5 miles, Central London 64 miles, M3 (J9), 3 miles

(All distances and times are approximate)

*A handsome Grade II listed house with
Queen Anne origins, beautifully renovated
to the highest standard and set in delightful
gardens and grounds*

ACCOMMODATION

Main House

Ground Floor: Entrance hall • Drawing room • Library • Study • Sun room

Exceptional kitchen/dining /family room • Inner hall • Cloakrooms

Utility room • Flower room • Fitness room

Attached double garage • Games room • Cellars

First Floor: Master bedroom with dressing room, bathroom and shower room
3 further bedrooms • 2 bath/shower rooms (1 en suite) • Dressing room/study

Second Floor: 4 Bedrooms • 3 Bath/shower rooms (2 en suite)

Sitting room/study • Store rooms

Cottages and Outbuildings

The Old Coach House- Sitting room • Dining room • Kitchen

2 bedrooms • Bathroom

Manor Cottage - Living room • Kitchen • Bedroom • Bathroom

Traditional Outbuildings including barn, tack room, workshop and apple store

Pool house with reception room, kitchenette, shower, cloakroom,
changing rooms and store

Gardens and grounds

Swimming pool, tennis court, formal gardens, lawns, terraces, kitchen garden,
fruit cage, pasture land, woodland

About 36 acres in total



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Situation

Martyr Worthy is a delightful rural village situated to the east of Winchester in the heart of the Itchen Valley. The Manor house is located just north of the parish church, privately located within mature gardens and grounds.

It is an exceptional location for access to central Winchester which offers a superb range of amenities as well as renowned schooling including Winchester College, St Swithun's School and Peter Symonds Sixth Form College. Preparatory education can be found at Prince's Mead in Abbots Worthy, Pilgrims' in Winchester and Twyford School.

Communications are excellent with the M3 (junction 9) 3 miles away, providing fast access to central London, London Heathrow and Gatwick to the north and Southampton and its airport to the south. There is a train service from Winchester to London Waterloo from 58 minutes.

Hampshire is renowned for chalk stream fishing and the River Itchen is regarded by many as one of the best fly-fishing rivers in the country. There are also some beautiful walks in the area, with the Pilgrim's Way giving access to a network of footpaths. The south coast, with numerous sailing opportunities is close at hand and there are golf courses at Winchester and Alresford. Winchester is an historic cultural hub with many excellent restaurants, a farmers' market, Cathedral and the Theatre Royal.



Martyr Worthy Manor

Martyr Worthy Manor is an extremely handsome Grade II listed country house with Queen Anne origins. The house has been remodelled over time and the current owners have recently added a very successful Georgian style wing which sits beautifully with the original house.

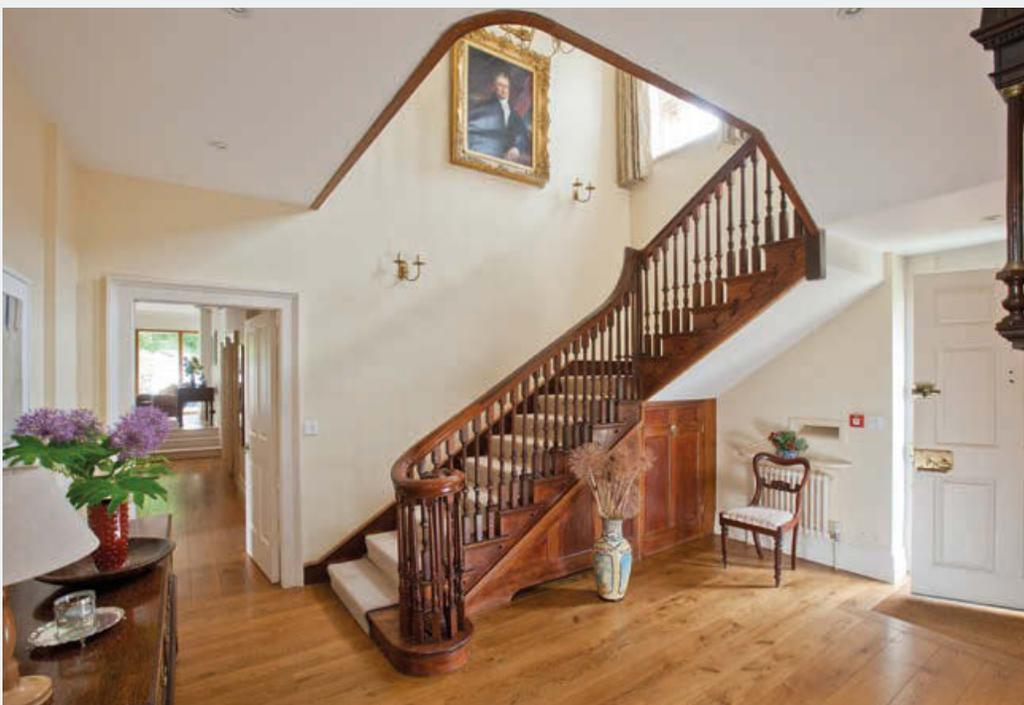
Martyr Worthy Manor has been the subject of an exceptional scheme of renovation and improvement over the past decade. It now offers excellent accommodation centred around beautiful reception rooms and an outstanding open-plan kitchen, dining and family room. The house offers a wonderful combination of classical proportions and modern amenities including CAT-5 cabling, an integrated music system and Lutron lighting. There is under floor heating within the new wing.

The front door opens from under a porch into a formal entrance hall which gives access to a panelled library with a Jetmaster fireplace and a wonderful 30' drawing room with far-reaching views over the gardens and an open fireplace. Beyond the library is a sun room opening out into a pretty courtyard garden and an adjoining fitness room or office and a cloakroom.

A large rear hall provides an informal entrance with a log burning stove and has double doors opening into the kitchen/dining/family room which is a fantastic space with a beautiful bespoke kitchen by Wychwood Furniture, a gas-fired four oven Aga, Quooker tap, integrated appliances and a walk-in larder. There is a spacious dining area, sitting area and French doors to the terrace. Beyond the kitchen is a flower room linking through to the drawing room and the inner hall and with a door to the terrace. The inner hall provides access to a cloakroom, laundry room and study as well as the double garage with games room above. There are extensive cellars with wine stores and plant room.

There are four bedrooms on the first floor including an outstanding master suite which extends across the entire west wing of the house. The master suite includes a wide reception/sitting area, bedroom with beautiful views to the South and West, dressing room, bathroom and shower room. There are two further principal bedrooms on this floor, one with an en suite bathroom and the other with an adjoining shower room and dressing room/study. There is a fourth bedroom and secondary staircase which continues up to the second floor.

On the second floor there are four further bedrooms, two with en suite bath/shower rooms and a family bathroom. There is also a superb second floor study/sitting room, with extensive southerly views over the Church and Itchen Valley and a log-burning stove, and two useful store rooms.



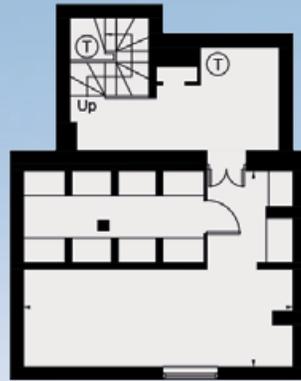




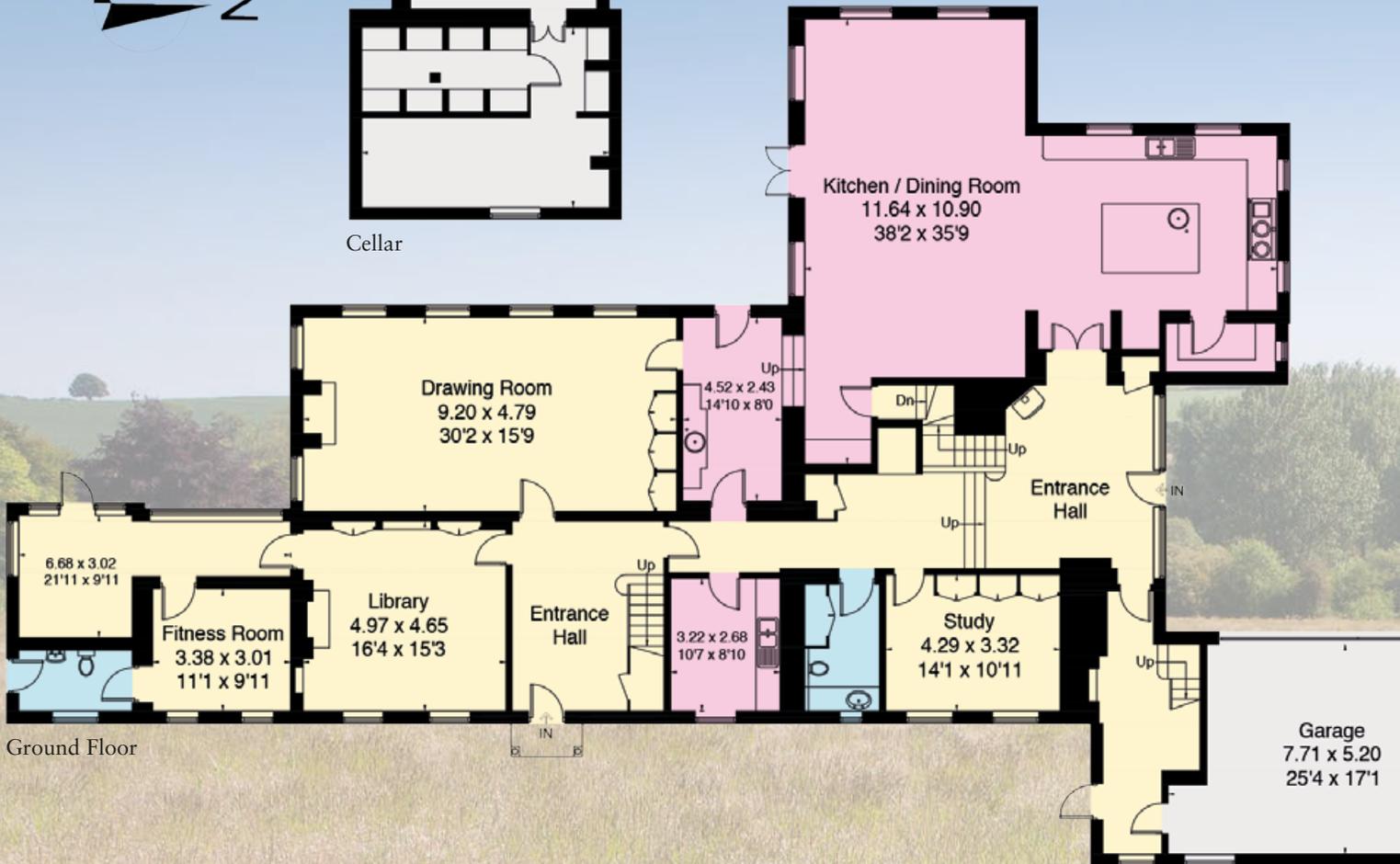




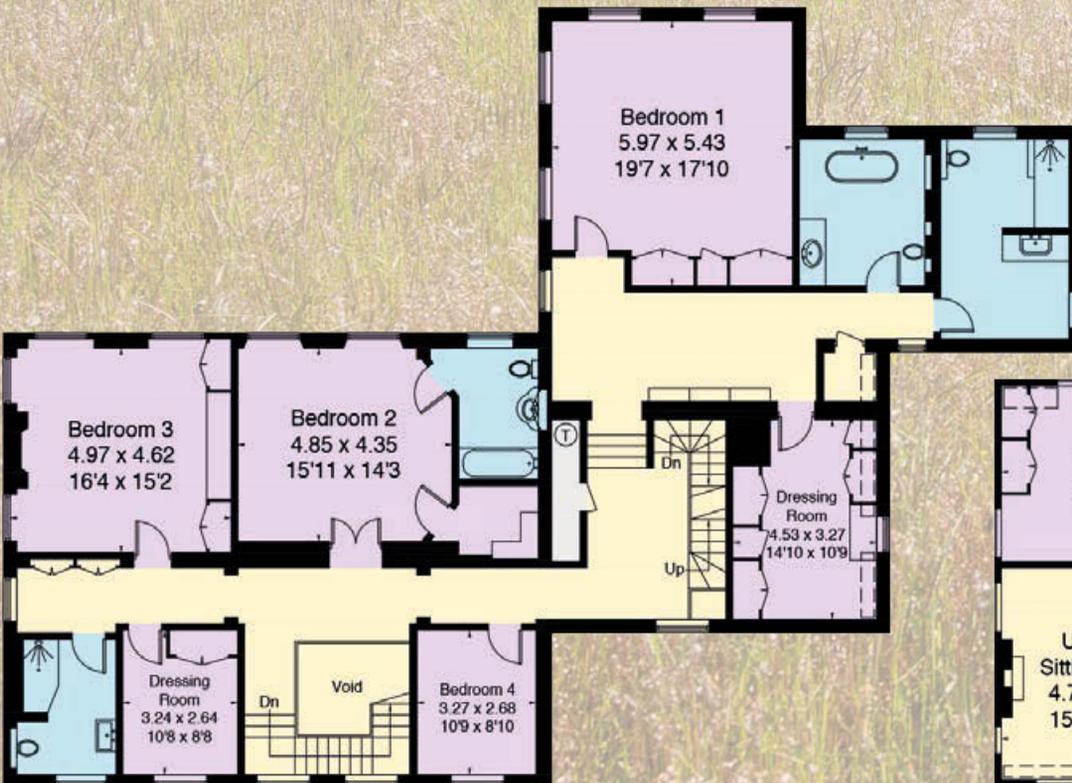
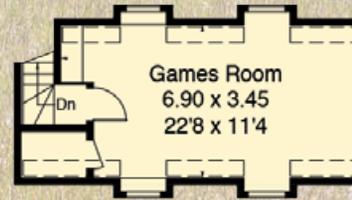




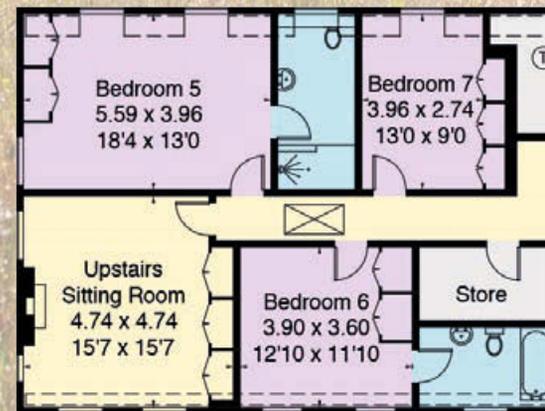
Cellar



Ground Floor

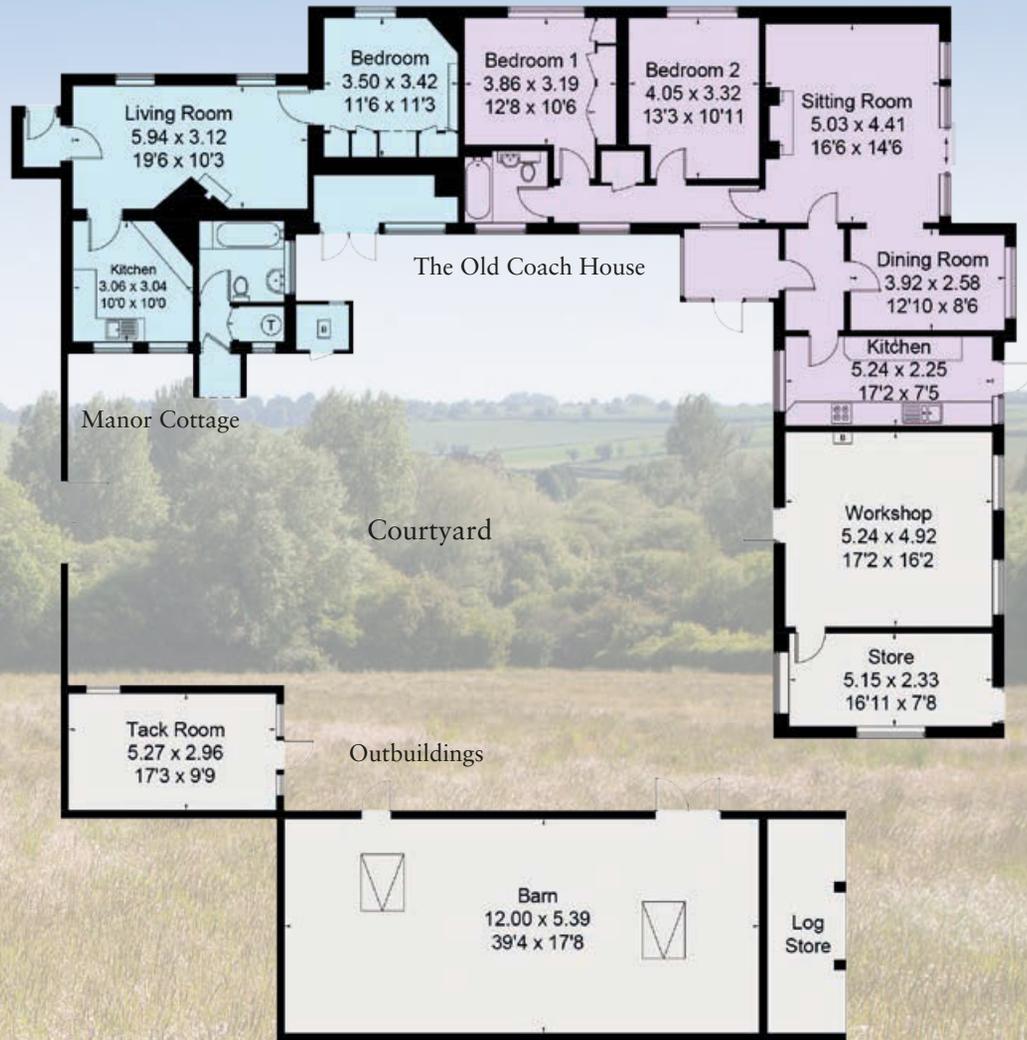


First Floor

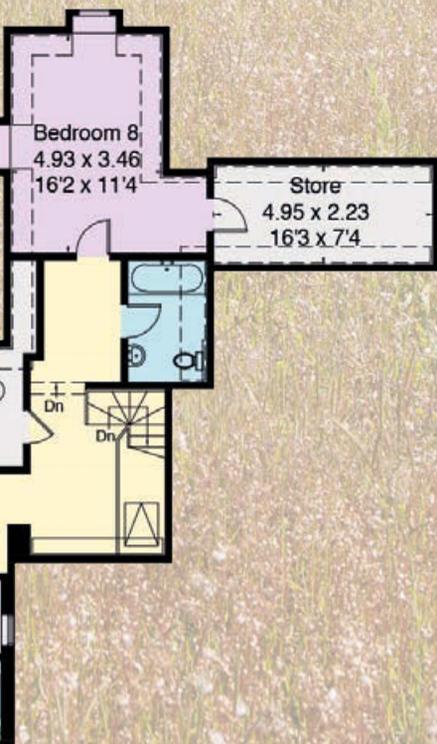


Second Floor

COTTAGES AND OUTBUILDINGS



(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Area
 Main House = 709.5 sq m / 7637 sq ft (Excluding Void)
 Cellar = 40.8 sq m / 439 sq ft
 Garage = 63.3 sq m / 681 sq ft
 Cottages = 153.1 sq m / 1647 sq ft
 Outbuildings = 119.2 sq m / 1283 sq ft
 Not to scale. For identification purposes only.

Gardens and Grounds

Martyr Worthy Manor is beautifully set within delightful gardens and grounds which provide a mature and private setting. The driveway winds through parkland and opens out into a wide gravel parking and turning area to the front of the house bordered by formal lawns and parterres. A spur driveway gives access to the double garage and back door and another leads to the courtyard.

The gardens are predominantly to the north and west of the house with terraces and beautiful formal lawns bordered by herbaceous beds. To the north, the tennis court and swimming pool are nestled within beautifully designed grounds with a kitchen garden, fruit cage, and greenhouse beyond.

The Land

The balance of the land comprises two large blocks of pasture, to the west and east of the house and ensuring protected views in all directions. These fields are known as 'Bilson's Field' and 'Texas Field' and are currently let on FBTs (Farm Business Tenancies) to the Hampshire and Isle of Wight Wildlife Trust. These fields are in the process of being returned to organic meadowland and are grazed by heritage cattle. Bilson's Field in particular provides a spectacular outlook from the house, and there is an attractive area of mixed, mostly broadleaf, woodland beyond this to the West.





Cottages and Outbuildings

The cottages and outbuildings are centred around an attractive traditional courtyard which is well screened from the main house, to the east of the drive.

Manor Cottage: Manor Cottage is a single storey property of brick and flint construction and is a one bedroom cottage with a living room, kitchen and bathroom. It has its own private enclosed yard with double gates and path access directly out to the lane.

The Old Coach House: adjoining Manor Cottage, The Old Coach House is a similar brick and flint construction and has recently been the subject of complete renovation. It has an open plan sitting/dining room, modern kitchen, 2 double bedrooms and a bathroom. Outside it has a private terrace and lawned garden.

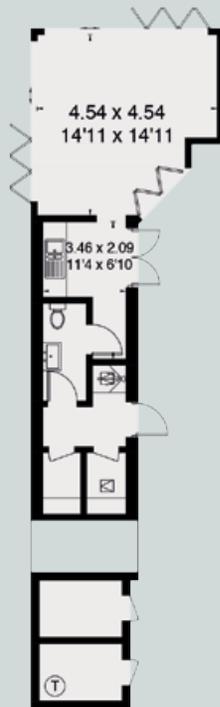
The Courtyard Buildings: adjoining The Old Coach House is a workshop and a former apple store, both of brick construction with recently repaired slate roofs. There is also a large refurbished brick barn with electricity and mains water and an adjoining former tack room.



The Pool House

The pool house is a real triumph and forms a wonderful centre piece between the swimming pool and tennis court. It is focussed around a superb entertaining room with surrounding bi-fold doors which is fully heated and connected to the music system and data network. There is an adjoining kitchenette, cloakroom, shower, changing rooms and stores.

The pool itself sits within a pretty walled garden with wall-trained apricot and nectarine trees and the adjacent tennis court is surrounded by manicured lawns and beds.



Pool House

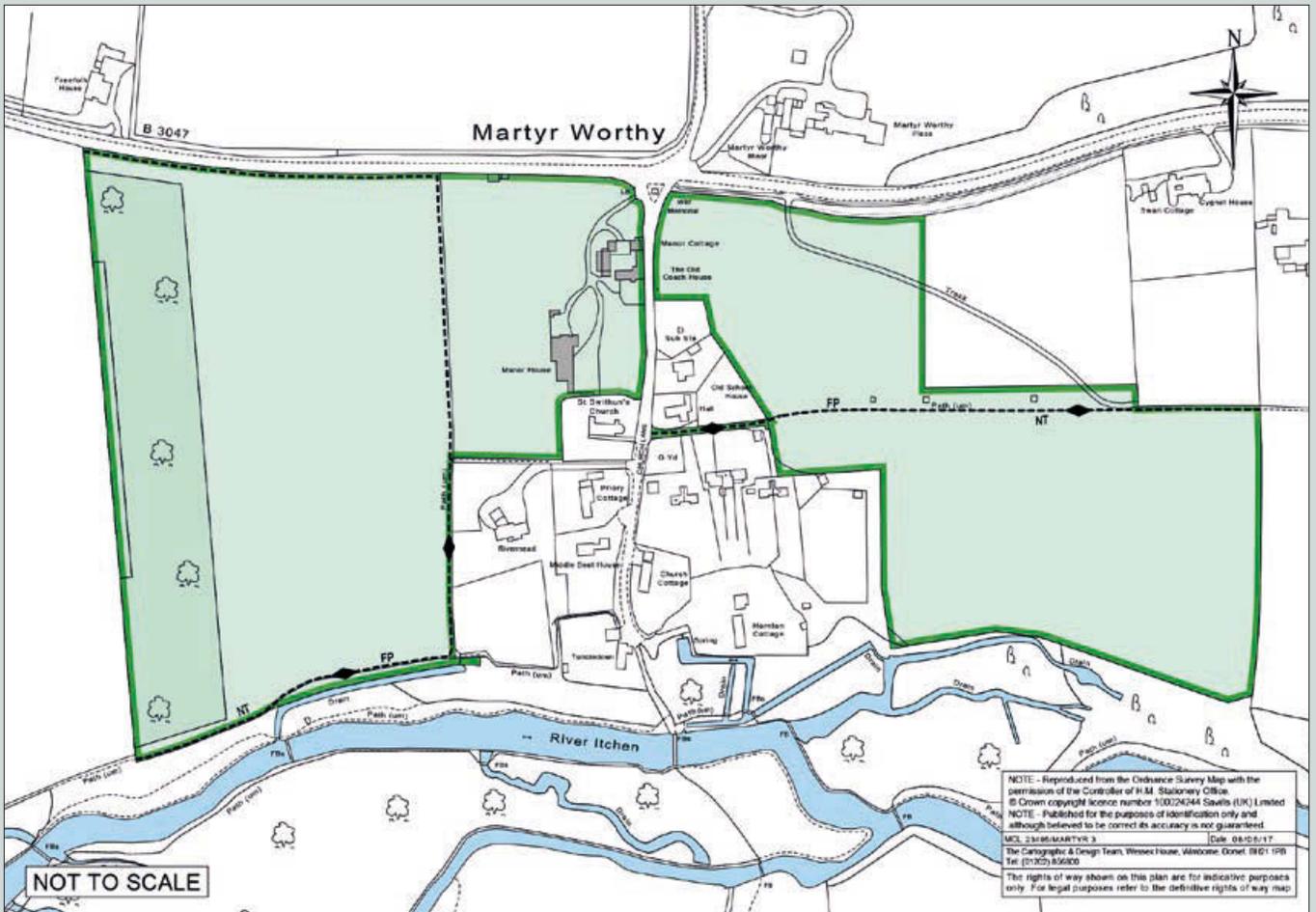
Approximate Gross Internal Area

Pool House = 40.4 sq m / 434 sq ft

Not to scale. For identification purposes only.









GENERAL REMARKS AND STIPULATIONS

Services

| | |
|-------------|------------------------------------|
| Electricity | Mains |
| Water | Mains |
| Drainage | Private |
| Heating | Mains gas and air source heat pump |

Postcode

SO21 1DY

Viewings

All viewings are strictly by appointment through Savills and Knight Frank LLP. If there is any point that is of particular interest to you please discuss this with us, especially before you travel to the property.

Local Authority

Winchester City Council

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