



Winter House  
Sherfield English £1,595,000



CHARLES POWELL  
ESTATE AGENTS



The versatility of accommodation we have enjoyed at Winter House has served our every need and desires over the years. What is so surprising about our home is that it is so secluded that even the locals are unaware of its existence.

[info@charles-powell.co.uk](mailto:info@charles-powell.co.uk)







Gym/Office/  
Garaging



Stable Block



South Lodge



Maisonette



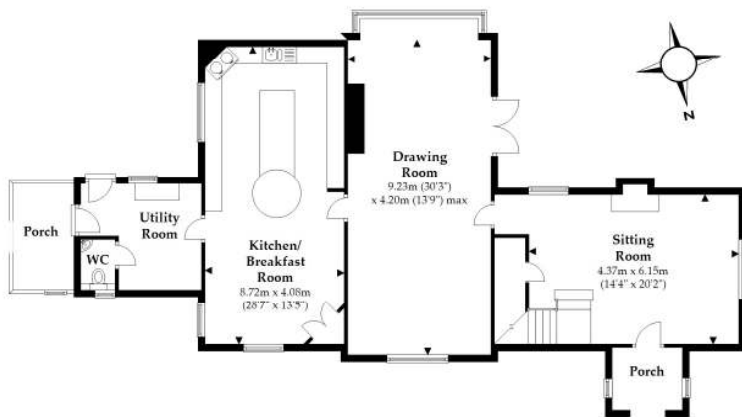
We have designed the accommodation and grounds to be both accessible and as maintenance free as possible so that I am able to thoroughly enjoy its many opportunities, particularly in the summer on the extensive patio terrace overlooking the wonderful surroundings.

01794 322999

## Main House

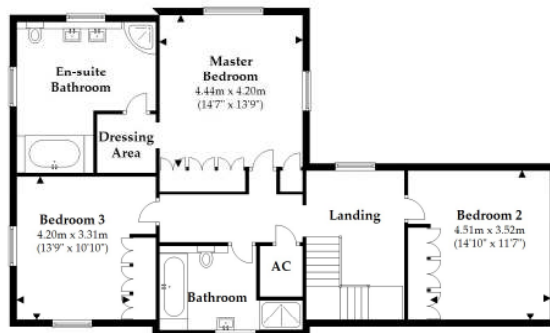
### Ground Floor

Approx. 123.3 sq. metres (1326.7 sq. feet)



### First Floor

Approx. 107.2 sq. metres (1153.5 sq. feet)

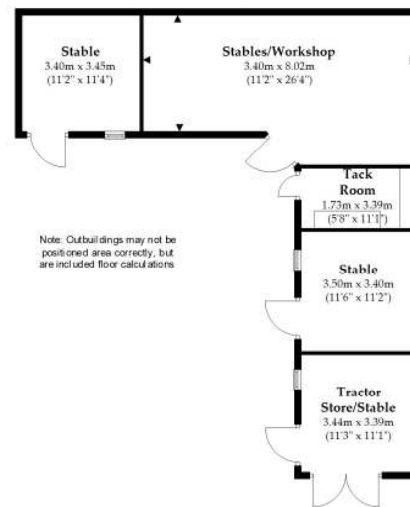


Total area: approx. 304.1 sq. metres (3273.5 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

### Outbuilding

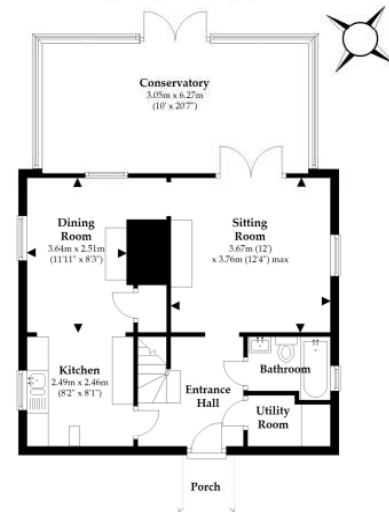
Approx. 73.7 sq. metres (793.3 sq. feet)



## South Lodge

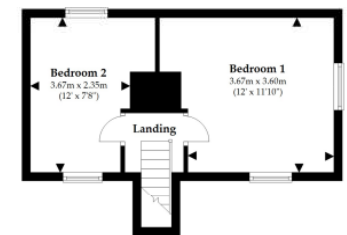
### Ground Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



### First Floor

Approx. 27.3 sq. metres (293.7 sq. feet)



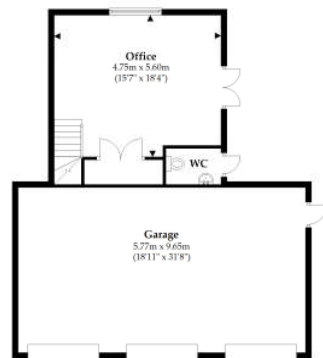
Total area: approx. 92.1 sq. metres (991.4 sq. feet)

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## Gym and Office

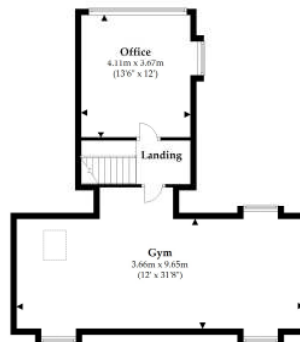
### Ground Floor

Approx. 80.0 sq. metres (858.0 sq. feet)



### First Floor

Approx. 60.5 sq. metres (651.6 sq. feet)



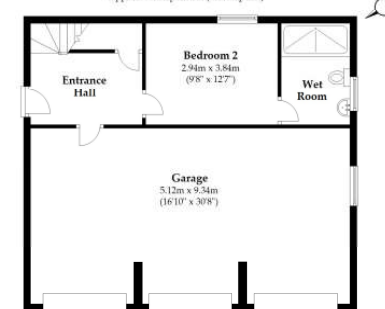
Total area: approx. 148.5 sq. metres (1598.4 sq. feet)

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## Maisonette

### Ground Floor

Approx. 76.0 sq. metres (818.4 sq. feet)



### First Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



Total area: approx. 139.1 sq. metres (1497.5 sq. feet)

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# Winter House

## Sherfield English

### SO51 6FS

#### Summary of Features

- ❖ A stunning arrangement of impressive accommodation extending to 6567sqft
- ❖ Exquisitely maintained interiors and gardens approaching 2.25 acres
- ❖ Luxurious kitchen breakfast room to the main residence with lovely oak finishes throughout
- ❖ Characterful two bedroom detached period cottage offering rental income
- ❖ Impressive six bay heated garaging
- ❖ Self contained two bedroom maisonette
- ❖ Excellent office and studio facilities as well as a professionally styled gym
- ❖ Beautifully secluded location in popular rural village

#### Introduction

Occupying picturesque and beautifully landscaped gardens of 2.25 acres, Winter House is a stunning arrangement of meticulously maintained versatile accommodation extending to 6567sqft, having been improved to the highest of standards and enjoying glorious views from every aspect.

Situated in a most secluded setting overlooking farmland within the original grounds of Melchet Court, the buildings are centred upon the impressive main residence which has been sensitively modernised whilst designed in a traditional styling including gorgeous solid oak finishes and elegant open fireplaces. Secondary to the principal house, accessed independently, is a delightful two bedroom cottage, originally believed to serve as the gate house to the manor and now providing additional dual occupancy or rental income.

Supplementing the living accommodation are two impressive triple garage buildings affording heated car showrooms, one with a luxurious two bedroom maisonette adjoining, the other offering a suite of office and gym facilities.

The house enjoys exceptional privacy with wonderful views over its substantial terrace and lawns culminating in a beautiful lake to the rear. Further outbuildings also include an excellent stable yard, separately accessed and including five stables with a tack room, power and water.

The presentation of Winter House is exquisite, both internally and externally and provides every dimension to a buyers requirements whilst also offering potential to extend the principal residence further subject to planning consent.

Discreetly located in the popular village of Sherfield English, the property is well positioned to take advantage of ideal commuter routes and excellent local schooling.

store accesses the delightful kitchen breakfast room which is equipped with an extensive range of cream units and granite worktops hosting a central island with circular oak breakfast bar. A Miele induction hob and extractor hood with cabinets below feature within the island. Integrated appliances include a Miele coffee machine, oven with warming drawer, twin wine coolers, dishwasher and fridge freezer. There is ample space for a breakfast table and chairs with a built in Loewe TV, Italian porcelain tiled floors and LED downlighting. The kitchen is beautifully presented with ample space for further dining and enjoys the focal point of a feature cream electric Aga. Throughout the house, the finishes are impressive including LED downlighting, stainless steel sockets and light fittings and handmade oak doors.

The sitting room is elegant with a window overlooking the beautiful gardens which are accessed via double doors and the feature open fireplace is within a brick surround and oak mantle. There is a raised dining area for more formal entertaining and exposed oak beams throughout.

The snug/family room has a period elegance of oak panelled walls and floorboards and the focal point of an impressive stone fireplace with cast iron grate. There is a cloak room within, and access to the oak front door and impressive storm porch.

A stunning oak staircase with picture window ascends to the first floor where there are three beautiful large bedrooms with exposed timbers and solid oak doors served by a family bathroom and luxurious ensuite facilities to the master. The sanitary ware is all Villeroy and Boch and comprises Jacuzzi style baths with a steam room shower in the master ensuite along with a dressing area and fitted wardrobes.

#### South Lodge

The cottage is approached by electric gates to a large car bay with ample parking and a private garden with log store. The two bedroom

accommodation is beautifully presented retaining much of the charm and character associated with its era including an Inglenook fireplace and vaulted ceilings.

#### Maisonette

There is a beautifully brick paved courtyard with twin triple garaging offering heating and resin flooring, perfect for vehicular storage and conversion to accommodation. There is an impeccably presented two bedroom maisonette offering a ground floor bedroom with adjoining wetroom and charming full accommodation to the first floor comprising fitted kitchenette, lounge, bedroom and bathroom.

#### Office

Above and adjoining the second garage block is a luxurious office/studio with toilet facilities, first floor office enjoying views across the gardens via an apex window and an impressive gym with built in Bose audio system, kitchen area with drinks cooler and TV wiring.

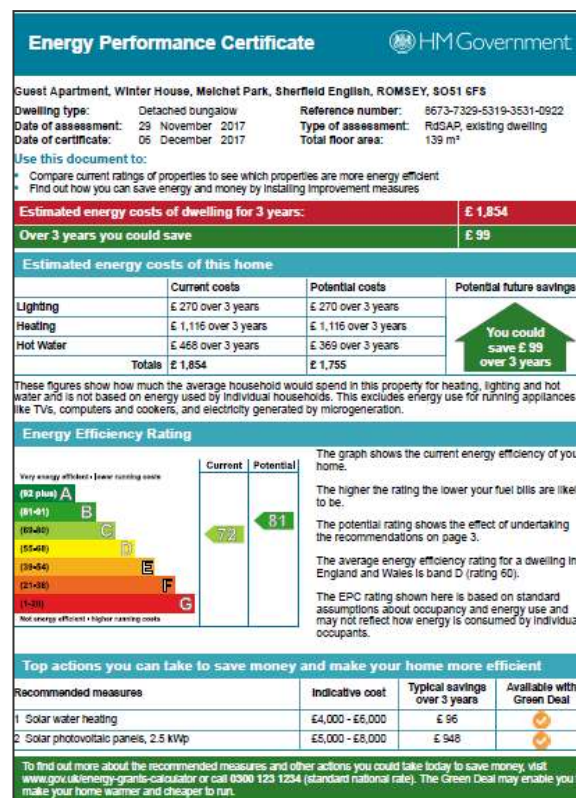
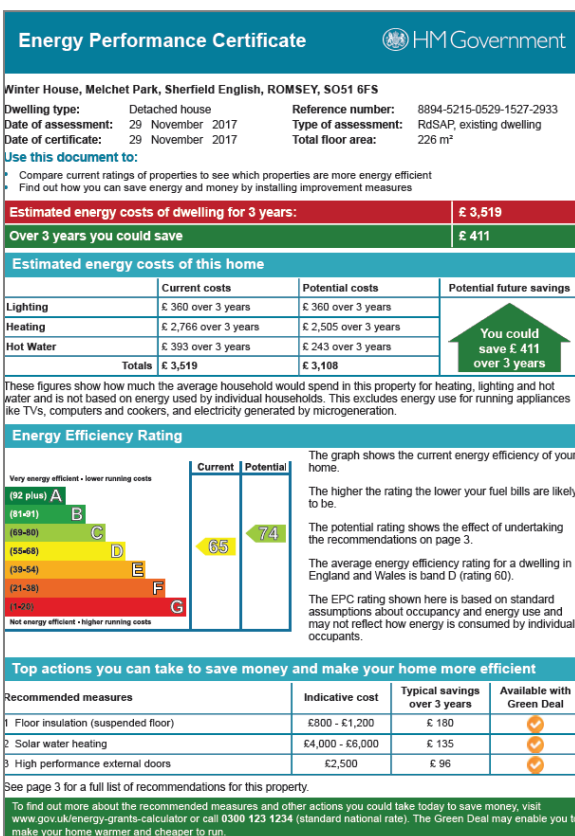
#### Outside

The property is approached via dual electric gates and a sweeping driveway to the front of the house and courtyard area adjacent to the garaging. The gardens are impeccably maintained with manicured rolling lawns, studded with trees, culminating in a gorgeous lake surrounded by associated pond flora, decked viewing area and impressive fountain. A recently laid elevated paviour patio spans the breadth of the house and is a wonderful entertainment or relaxation venue. Steps descend to the covered hot tub and lawns. A separate gated vehicular access leads to the stable complex comprising five stables, tack room and yard.

#### Description

A feature gable end porch incorporating log





## Agents Notes

The residences are served by oil fired central heating and private drainage. There is CCTV comprising 10 cameras and sophisticated security system. A generator provides back up power if required.

## Location

Sherfield English is well provided for with local amenities including a post office store, public house, church, playing field and village hall. More extensive facilities are available in the market town of Romsey which is within 5 miles distance whilst convenient to the cultural cities of Winchester and Salisbury and commercial centre of Southampton.

## Directions

From our office in West Wellow take the A36 towards Ower turning first left after approximately 1/2 mile into Whinwhistle Road. Continue for a few miles turning left at the junction onto the A27 towards Whiteparish. Passing through the village of Sherfield English take a left hand turn into Melchet Court under the archway. Winter House can be found immediately on the left hand side.



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