





Woodlands Park

Poles Lane, Otterbourne
Hampshire SO21 2DZ



Welcome to Woodlands Park, Poles Lane, Otterbourne, Winchester. An elegant character home constructed in 1930 and set within the popular village of Otterbourne.



This wonderful family home extends to approximately 3993sqft and is set within extensive grounds that extend to approximately 12 acres. The main house really is a true family home with a magnificent central reception hall setting the tone and leading to spacious well proportioned living rooms that comprise, drawing room with feature fireplace, dining room and bar, family room, kitchen with adjacent breakfast room, boot room and storage areas. The spacious landing leads to the five generous bedrooms, with the master bedroom benefiting from a dressing room and re-fitted Porcelanosa en-suite. Above is an extensive loft space, which subject to the normal consents could easily be converted into additional bedrooms.



The impressive grounds surround the property and offer a superb outside entertaining space and for the equestrian enthusiast would offer scope for stables and paddocks. Adjacent to the property is a separate two storey building that could be used as offices, gym or annexe.



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Ground Floor

Entrance Vestibule:

With door to reception hall.

Reception Hall: 17'3" x 16'6" (5.26m x 5.03m)

A magnificent space featuring a hand made Bath stone fireplace with inset log burner, oak parquet flooring, staircase to first floor.

Cloakroom:

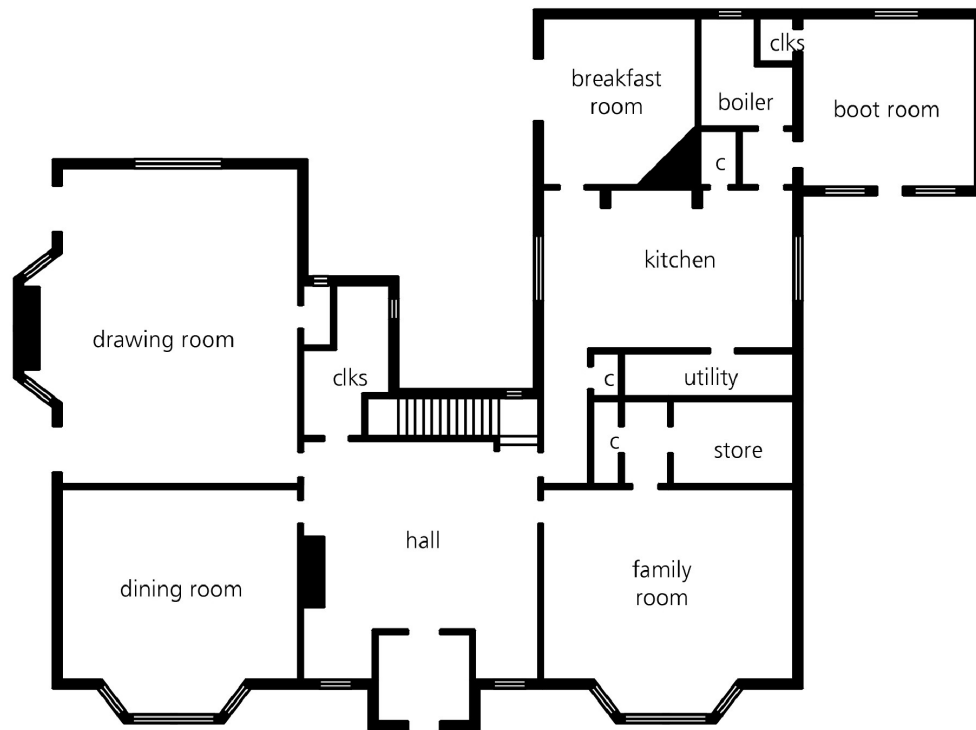
Re-fitted modern white suite, wash hand basin, WC, tiled floor, wooden wall and ceiling.

Drawing Room: 24'1" x 21'8" (7.34m x 6.60m)

A stunning room featuring a full height bay window and majestic hand made Bath stone open fireplace, two sets of double doors to outside, oak parquet flooring and central carpet.

Family Room: 18' x 16'11" (5.49m x 5.16m)

Bay window, media wall and storage, door to lobby with former downstairs cloakroom and storage room which could easily be converted to an annexe.



ground floor plan

illustrative purposes only



Dining Room: 18' x 16'11" (5.49m x 5.16m)

A beautifully appointed room featuring a bar and extensive dining table with bench seating, making for a wonderful space for entertaining, bay window.

Rear Lobby:

Coats cupboard.

Kitchen: 18'3" x 11'10" (5.56m x 3.61m)

A re-fitted modern kitchen with a range of units, feature stone surround with two electric ovens and induction hob, central unit and breakfast bar, integrated microwave and coffee maker, tiled floor, larder cupboard, archway to further range of matching units and space for upright fridge and freezer.

Breakfast Room: 11'8" x 10'2" (3.56m x 3.10m)

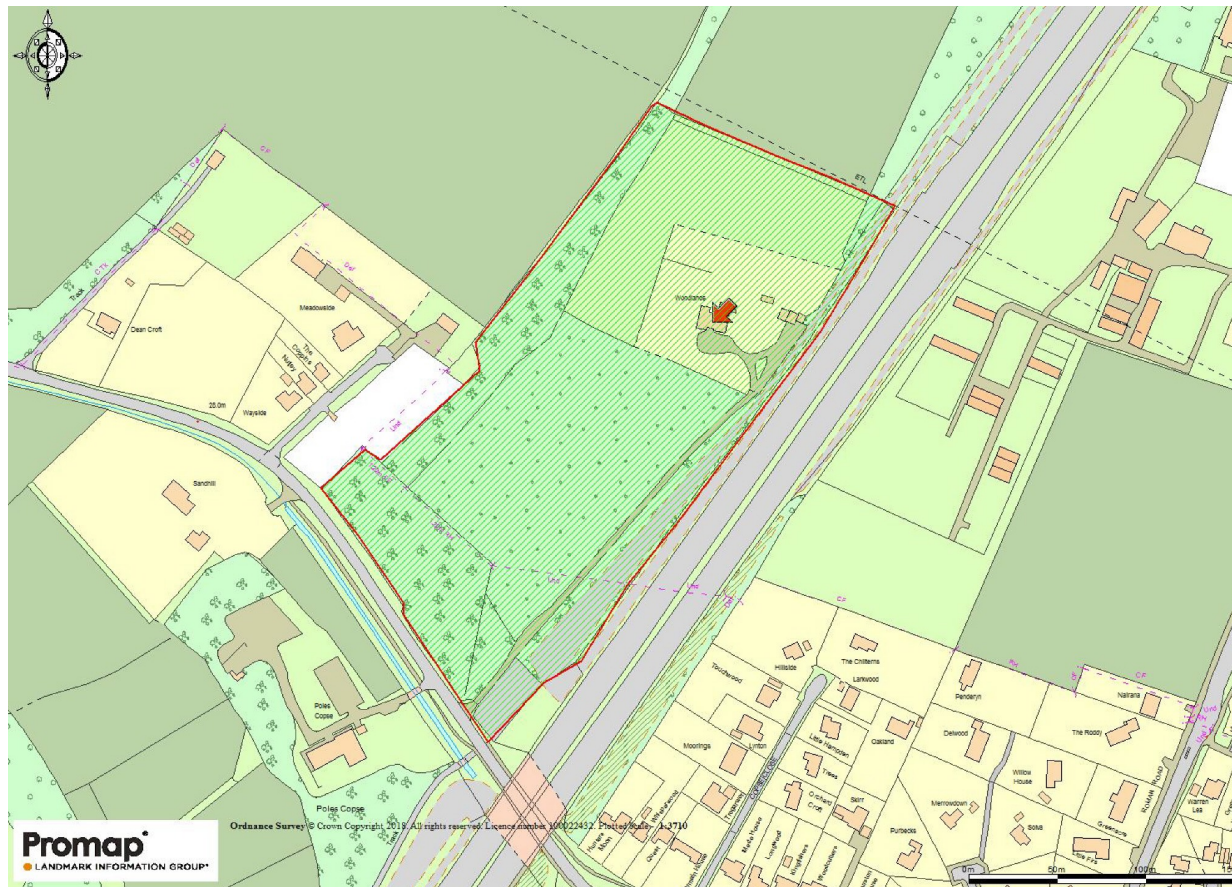
Double doors to outside, tiled floor.

Rear Lobby:

Boiler room with plumbing for washing machine.

Boot Room: 13'3" x 12'2" (4.04m x 3.71m)

Range of storage units, tiled floor, cloakroom with WC, door to outside.



First Floor

Landing: 25'6" x 8'10" (7.77m x 2.69m)

Leading to lobby with hatch to loft space.

Bedroom 1: 18'2" x 17' (5.54m x 5.18m)

Feature freestanding roll top bath, bay window.

Dressing Room: 14' x 11'4" (4.27m x 3.45m)

Range of fitted wardrobes and storage.

En-suite: 11' x 7'6" (3.35m x 2.29m)

A re-fitted Porcelanosa suite beautifully appointed with two sink units, large walk-in shower area, WC, tiled floor with under floor with under floor heating.

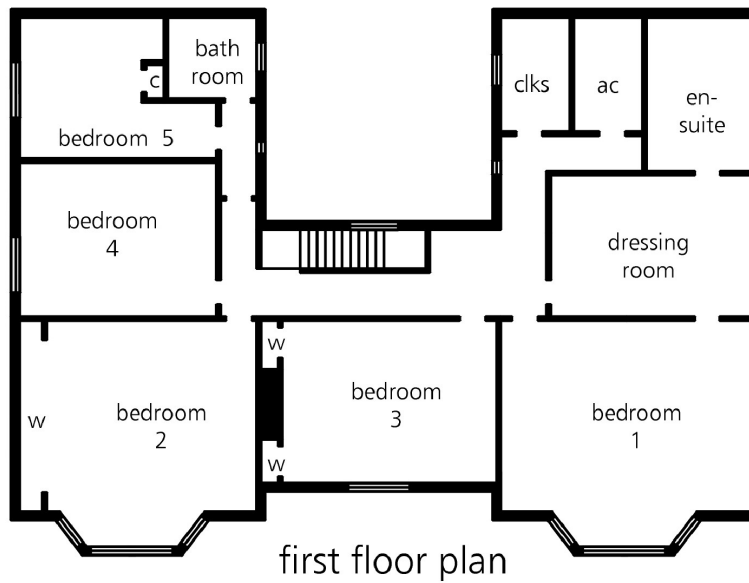
Bedroom 2: 17' x 15'7" (5.18m x 4.75m)

Measurement up to a range of wall to wall fitted wardrobes and cupboards, bay window.

Bedroom 3: 15'3" x 11'2" (4.65m x 3.40m)

Two built in cupboards either side of chimney breast.

Bedroom 4: 13'7" x 11'9" (4.14m x 3.58m)



illustrative purposes only



Bedroom 5: 11'6" x 11' (3.51m x 3.35m)

Storage cupboard.

Bathroom: 8' x 6' (2.44m x 1.83m)

White suite comprising P shaped bath with shower unit over and glazed screen, wash hand basin, WC, tiled floor.

Offices/Gym/Annexe: 9'2" x 7' (2.79m x 2.13m)

This two storey building affords substantial space and could be utilised for a number of uses (currently being used as an annexe). Subject to the necessary consents it would also make for excellent habitable space as either one or two dwellings. The first floor comprises of a main room measuring 19'9" x 19 (6.02m x 5.79m) and two further rooms measuring 14'2" x 8'3" (4.32m x 2.51m) and 11' x 10'6" (3.35m x 3.20m). There is also a bathroom measuring 9'2" x 7' (2.79m x 2.13m). At the time of our inspection we could not access the ground floor, but we understand the layout is very similar to the first floor.

OUTSIDE

Woodlands Park is set within stunning grounds that extend to approximately 12 acres. The property is approached from Poles Lane via electric double gates that lead to a long sweeping driveway, that in turn leads to an area of extensive parking, as well as a timber carport and additional storage room. To the west side of the house is an extensive timber deck ideal for outside entertaining and adjacent 'hydro pool' swim spa. The majority of the garden is lawned with an abundance of various mature shrubs and trees with an electric underground wire system surrounding the total perimeter of the grounds (Dog Fence). Subject to the normal consents the gardens would lend themselves beautifully to an equestrian enthusiast for stabling and paddocks.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

Circa 1930

Approximate Area:

371sqm/3993sqft (Details taken from EPC) Main House

138sqm/1485sqft (Details taken from EPC) Offices/Gym/Annexe

Sellers Position:

Vendors looking to purchase future property

Heating:

Main House - Oil fired central heating to radiators

Offices/Gym - Gas combination boiler with under floor heating

Loft Space:

The extensive loft space is accessed from the landing via a retractable ladder and subject to the usual consents would lend itself to additional bedrooms and accommodation.

Alternative Use:

The site could offer potential, subject to planning permission for a change of use to Class C2 (Residential Institutions) use. For the provision of residential accommodation and care to people in need of care. Use as a Hospital or Nursing Home, use as a Residential School for College or Training Centre. Demand for Care and Nursing Home accommodation is strong and the site would appear to offer potential for this purpose.

Infant/Junior School:

Compton All Saints C of E Primary School

Secondary School:

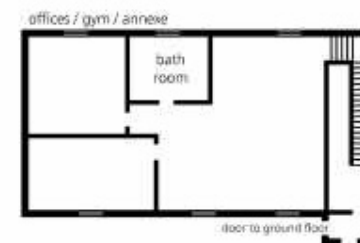
Kings' School

Council Tax:

Band G - £2,584.05 17/18

Local Council:

Winchester City Council 01962 840222



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