



Lithend House, Free Street, Bishops Waltham, SO32 1EE

WHITE & GUARD

Lithend House
Free Street
Bishops Waltham
SO32 1EE

Guide Price: £1,350,000

INTRODUCTION

A beautiful Grade II listed family home with a thoughtfully designed annexe, adjoining offices and garaging totalling over 6,000 sq ft. The house has been completely updated in the 20 years that the vendors have been there, yet still retains much of its original charm and character including oak panelling in the drawing room and exposed beams and fireplaces in many of the rooms.

Accommodation on the ground floor briefly comprises a beautiful 24ft reception hall, sitting room, drawing room, dining room, beautiful kitchen/breakfast room, laundry room, boot room, shower room and cloakroom. On the first floor there are three double bedrooms, with en-suite and dressing room to the master and a family bathroom with a further two bedrooms on the second floor. Outside there is a thoughtfully designed detached annexe which also incorporates a triple carport.

The annexe has its own sitting room, large kitchen/diner, two bedrooms and a bathroom. There is also a large cellar to the main house, whilst adjoining the annexe there is a good size office, a store room and gym. Additional benefits include a private, gated driveway providing parking for numerous vehicles and beautiful mature gardens with a total plot size approaching 0.57 of an acre.



INSIDE

The property is accessed via a pathway leading to an original front door which leads through to a large, impressive entrance hall which has an open fireplace to one side and a door leading through to the drawing room which has a window overlooking the rear garden and a door leading out onto the rear patio. The room also has original wall panelling, beautiful oak flooring, an open fireplace to one side and a door at one end leading through to a 25ft sitting room which is a triple aspect room and also benefits from a beautiful open fireplace. From the main hallway there is a further inner hall with a door providing access to the side of the property and a further door leading through to a modern downstairs shower room. The dining room has both a bay and window overlooking the rear garden as well as flagstone flooring and a door at one end leading through to a beautiful kitchen/breakfast room. This is also a dual aspect room and has an opening at one end leading through to a rear boot room which has a door providing access out onto the rear patio area. A laundry room and separate cloakroom then complete the ground floor accommodation.

On the first floor there are three double bedrooms, including a dressing room and beautifully appointed en-suite bathroom to the master bedroom. Bedrooms two and three both have fireplaces, with a modern family bathroom then completing the first floor accommodation. A staircase from the landing then leads to the second floor where there are two further bedrooms, which were originally servant's quarters to the main house.

OUTSIDE

The annexe incorporates a well-proportioned sitting room and kitchen/diner from which a staircase leads to the first floor where there are two, good size double bedrooms and a bathroom. There is a triple carport, a large office, a store room and gym. A large brick, block paved driveway to the front of the carport provides off road parking for numerous vehicles which then leads to the gardens which are mainly laid to lawn, yet well stocked with a variety of mature flowers, trees and shrubs.

DIRECTIONS

From our office head out of the village centre along Bank Street and follow this road along turning left into Free Street. Continue along this road for a short distance where the property can be found on the right hand side at the brow of the hill.



RECEPTION HALL 24' 9" x 13' 9" (7.54m x 4.19m)
DRAWING ROOM 19' 11" x 17' 8" (6.07m x 5.38m)
SITTING ROOM 25' 7" x 14' (7.8m x 4.27m)
DINING ROOM 19' 4" x 12' 10" (5.89m x 3.91m)
KITCHEN/BREAKFAST ROOM 20' 5" x 12' 11" (6.22m x 3.94m)
LAUNDRY ROOM 13' 9" x 10' 2" (4.19m x 3.1m)
BOOT ROOM 10' 2" x 6' 8" (3.1m x 2.03m)
CELLAR 18' x 17' 9" (5.49m x 5.41m)

MASTER BEDROOM 18' 11" x 12' 8" (5.77m x 3.86m)
DRESSING ROOM 13' 2" x 8' 1" (4.01m x 2.46m)
BEDROOM TWO 15' x 14' 3" (4.57m x 4.34m)
BEDROOM THREE 17' 10" x 11' 11" (5.44m x 3.63m)
BEDROOM FOUR 11' 10" x 10' 7" (3.61m x 3.23m)
BEDROOM FIVE 13' 3" x 9' (4.04m x 2.74m)

ANNEXE LIVING ROOM 18' 8" x 16' 5" (5.69m x 5m)
ANNEXE KITCHEN/DINING ROOM 23' x 16' 5" (7.01m x 5m)
ANNEXE BEDROOM 15' 6" x 14' 9" (4.72m x 4.5m)
ANNEXE BEDROOM 14' 8" x 11' 9" (4.47m x 3.58m)

CARPORT 29' x 16' 9" (8.84m x 5.11m)
OFFICE 25' 4" x 12' 2" (7.72m x 3.71m)

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX
TBC



T: 01489 893946

Brook House, Brook Street, Bishops Waltham, Southampton, Hampshire, SO32 1AX
E: bishopswaltham@whiteandguard.com
W: whiteandguard.com

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.



Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	41
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	34
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

