



Upcross House
West End Road
West End
SO30 3BJ



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£975,000

INTRODUCTION

This breath-taking detached Victorian home, dating back to 1841, occupies a prominent position at the top of a gated, sweeping driveway. The property boasts high quality, opulent accommodation throughout with the current vendors having comprehensively renovated and refurbished this period home. The property offers approximately 3000 sqft of superb accommodation and includes a detached and refurbished Coach House within beautifully maintained and attractive grounds. The attention to detail is evident throughout, making this an impressive home, ideal for family living or entertaining. Dominant features include high gloss wooden flooring, period style light switches, character fireplaces, reclaimed brass door plaques, ceiling roses and coving, designer gas radiators and sash windows throughout.

The property is located on the edge of West End village offering a broad range of amenities and is close to the Hampshire Tennis and Country Club, The Ageas Bowl Cricket Ground as well as larger amenities at nearby Hedge End. The M27 and M3 provide links to Southampton, Portsmouth and the Cathedral City of Winchester.



INSIDE

The **ENTRANCE HALL** has stairs leading to the first floor and provides access through to the sitting room, dining room, breakfast room, cloakroom, rear hallway and stairs down to the lower ground floor. The spacious **SITTING ROOM** has curved walls with a feature working fireplace, large window overlooking the front garden and a further window to the side. The **DINING ROOM** also features an attractive working fireplace and has a bay window overlooking the driveway and front gardens. The **BREAKFAST ROOM** offers a less formal dining area with a serving hatch to the dining room, a working fireplace, two windows to the side and a door leading through to the kitchen. From the hallway, the **CLOAKROOM** offers a wash hand basin set in vanity unit and WC. The hallway then continues through to the rear of the property with a door leading out to the rear garden and further doors providing access to the utility room with additional cloakroom and kitchen, all of which benefit from ceramic tiled flooring with underfloor heating.

The **KITCHEN** has been fitted with a range of cottage style wall and base units with cupboards and drawers under. There is a Butler sink unit, integrated appliances, wooden work surfaces and a tiled recess to one side with a double width Range style cooker. Two windows enjoy views across the rear garden, whilst a set of French doors lead out to an attractive courtyard, with a further door leading through to the breakfast room. The **UTILITY ROOM** provides further work surfaces with space and plumbing for appliances. There is a door to the **SECOND CLOAKROOM** and a further door leading to a **SIDE PORCH** which in turn leads out to the gardens, driveway and the Coach House.



The **LOWER GROUND FLOOR** has been fully tanked and includes two versatile reception rooms which are currently used as a **STUDY** and **PLAYROOM** and both benefit from feature fireplaces. From the lower ground floor hallway there is a recess work area with fitted desk and sliding door.

On the first floor there is a split level landing providing access to all five bedrooms and the family bathroom. To the front there is a window overlooking the driveway and a door leading through to the **MASTER BEDROOM** which has a feature fireplace, a range of fitted wardrobes and a window to the front. **BEDROOM TWO** also overlooks the front of the property, has a working fireplace and fitted wardrobes. **BEDROOM FOUR** has a set of French doors leading out onto a rear sun terrace, fitted wardrobes and a working fireplace. The large **BATHROOM** comprises a free standing bath with ball and claw feet, double width shower cubicle, wash hand basin, WC, window to the side and high gloss wooden flooring. The rear landing has a window

overlooking the garden and doors leading through to bedrooms three and five. **BEDROOM THREE** has two windows to the rear, a feature fireplace and sink with vanity unit. **BEDROOM FIVE** has a feature fireplace and a window enjoying views across the rear garden.

OUTSIDE

The property is approached via a set of electric gates leading to the sweeping, shingled driveway which offers ample off road parking. On the far side there is a wooden car port and access to the Coach House. The front gardens are enclosed by a range of mature tree and shrub borders.

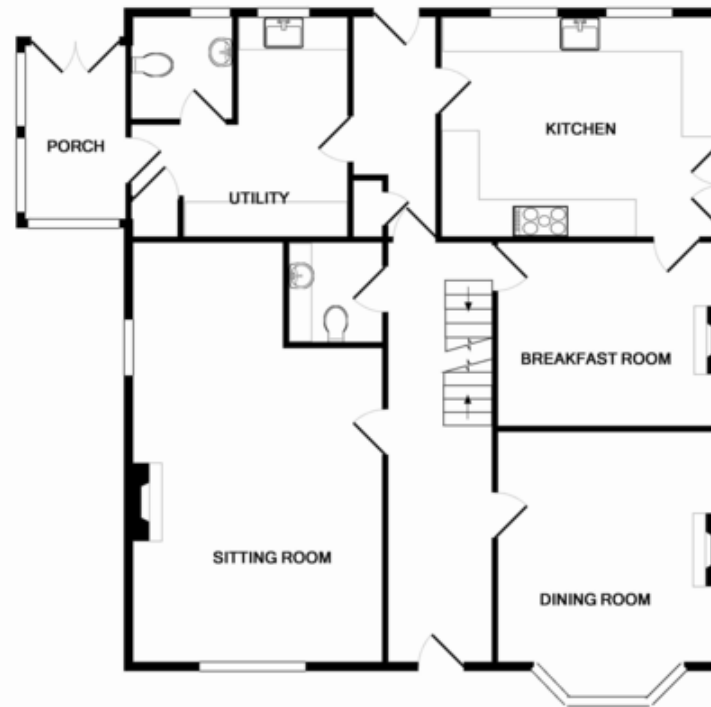
There is side access to both elevations leading through to the rear garden, with one side offering a summer house, log store and storage shed. Whilst the other has a paved courtyard with BBQ area and brick fireplace. The part walled, attractive rear garden has a selection of shaped patio areas, leaving the rest of the garden mainly laid to lawn with flower, tree and shrub borders.



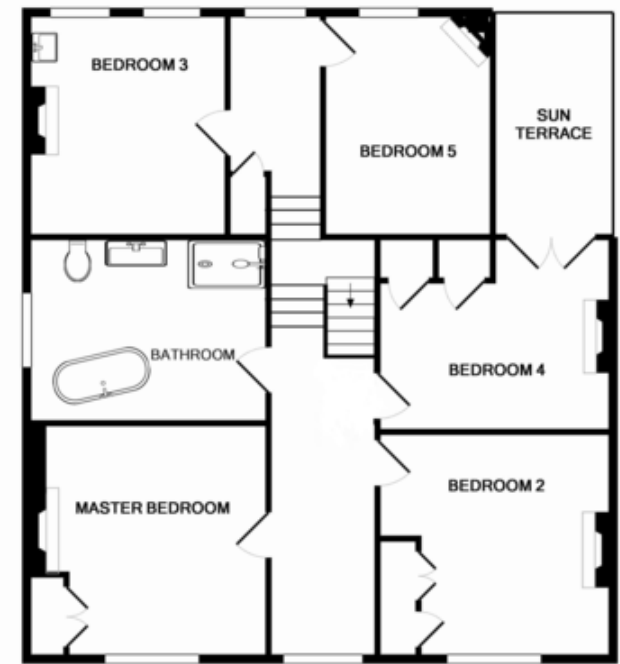


LOWER GROUND FLOOR

SITTING ROOM 22' 6" x 13' 8" max (6.86m x 4.17m)
 DINING ROOM 15' x 12' max (4.57m x 3.66m)
 BREAKFAST ROOM 11' 4" x 10' (3.45m x 3.05m)
 KITCHEN 15' x 12' max (4.57m x 3.66m)
 UTILITY ROOM 12' x 11' max (3.66m x 3.35m)
 SECOND SITTING ROOM 13' 6" x 12' 4" max (4.11m x 3.76m)
 STUDY 11' 6" x 10' (3.51m x 3.05m)
 MASTER BEDROOM 13' x 12' 6" max (3.96m x 3.81m)
 BEDROOM TWO 12' 4" x 12' (3.76m x 3.66m)
 BEDROOM THREE 11' 6" x 10' 8" max (3.51m x 3.25m)
 BEDROOM FOUR 12' 5" x 10' max (3.78m x 3.05m)
 BEDROOM FIVE 12' x 9' max (3.66m x 2.74m)
 BATHROOM 13' 8" x 9' 10" max (4.17m x 3m)



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DIRECTIONS

From the M27 junction 7 southbound, take the slip road towards Hedge End taking the first left along Charles Watts Way and then first left at the next roundabout into Tollbar Way. Continue over the next two mini-roundabouts and at the next roundabout take the first exit into Botley Road. Continue into West End village along the High Street and at the second roundabout take the first left into West End Road where the property can be found just past the next roundabout on the left hand side.

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

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 |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |
| | | 43 | 66 |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |
| | | 42 | 65 |