



Hillcrest House  
Bishops Lane | Shirrell Heath | Southampton | Hampshire | SO32 2JS

FINE & COUNTRY

# HILLCREST HOUSE



*This stunning home of approximately 6,000 sq. ft, set in circa 18 acres with views of the Isle of Wight, offers unique architecture including turrets, vaulted ceilings, and a beamed dome living room. Featuring five split levels, a principal suite, guest suite, bar, games room, pool, four garages, and private woodlands, this home blends contemporary elegance with character charm.*



### Accommodation Summary

**Ground Floor** – Entrance Hallway, store and access to both double garages.

**Lower Ground Floor** – Bedroom Four with en-suite, changing & shower room for pool, games room and store.

**First Floor** – Landing, dining room, kitchen/breakfast room, snug and sitting room with wrap around balcony.









# SELLER INSIGHT

“Before building Hillcrest almost twenty-two years ago we'd been searching for quite some time for the perfect piece of land, somewhere suitable for the project we'd always had a hankering to complete” say the owners. “It was actually a friend of ours who told us about this place, and we've been eternally grateful to them ever since!”

“When we bought the land, what immediately grabbed us, and what ultimately sold the property to us, was the view from its balcony. It was absolutely magnificent! Just fields and woodland for as far as the eye could see. We worked closely with the architect and builder to construct our dream home, and proceeded to demolish the previous house and in its place build Hillcrest, a beautiful family home that extends to around 6,000 sq. ft.”

“The brief we gave ourselves was to build a house that would nestle into the landscape, not dominate it, and we also wanted to make the very most of those views. We did that by adding the large circular tower, which houses the huge games room on the ground floor, and the equally large sitting room with its magnificent conical roof on the first floor. The floor-to-ceiling windows in both rooms bring in amazing panoramic views – as well as tons of light – and we also added a large wraparound balcony, just off the living room, which is a lovely place to sit out, particularly on a warm summer's evening. The tower was inspired by some of the architecture we'd seen in Edinburgh back when we lived in Scotland, and we also admire the work of Charles Rennie Mackintosh so the interior has lots of nods to his designs. The house we've created is totally unique, and for us it's been a really lovely home.”

“Another standout feature is the setting. We have eighteen acres in total, seventeen of which is designated ancient woodland filled with wonderful wildlife including deer and buzzards. It was once used by the Bishop of Winchester for hunting, hence the name of the lane, and it's something that the Forestry Commission have always been very interested in, primarily because it contains small-leaved lime trees, which are now a rare species. We love to take a daily stroll through the trees, and the grandchildren spend hours out there making dens and climbing trees, and then we also have our lovely big garden and outdoor swimming pool, so summer and winter we try to spend as much time outside as possible.”

“We've been the loving guardians of this place for almost twenty-two years, but we're not getting any younger and therefore we feel the time has come for us to pass it on. It has been a hard decision to make, and it will be a real wrench when the time comes to leave, but we're very proud of what we've created here. What will we miss? The woods, the house, the space we have both inside and out, the peace and privacy, summer days spent by the pool. It's been our very own slice of paradise.” \*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















**Second Floor** – Bedroom Two and Bedroom Three both with en-suite shower rooms. Study.

**Third Floor** – Primary suite with dressing room, en-suite shower and balcony, separate bathroom.











## Outside

Large entertaining terrace overlooking around 1 acre of landscaped gardens with outdoor heated pool and two large ponds. Beyond the gardens is circa 17 acres of ancient woodland.





### Location

Located in the sought-after semi-rural area of Shirrell Heath, this property is surrounded by scenic walks and bridleways. Nearby, the village of Waltham Chase offers convenient local shops, while the charming market towns of Bishop's Waltham and Wickham are also within easy reach. Bishop's Waltham, a historic medieval town, features a magnificent Norman church, boutique shops, and award-winning restaurants housed in 17th and 18th century buildings. Wickham provides a wide range of shops and amenities. The nearby village of Botley offers a mainline railway station, connecting you easily to London and beyond. The historic cathedral city of Winchester, with its vibrant culture and rich history, is also close by. The location is well-connected, with Southampton Airport just under 30 minutes away, and easy access to the main motorways. The stunning South Downs National Park, the New Forest, and the south coast beaches are all within a short drive, offering endless opportunities for outdoor recreation.





**Services, Utilities & Property Information**

Utilities - Mains water, LPG gas tanks (no mains), Sewage treatment plant (no mains drains). Solar panels installed which are owned. There will be maintenance costs involved with the gas and sewerage treatment plant – please speak with the agent for further information.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard - Brick and flint with tiled roof

Council Tax – Winchester City Council

Council Tax Band H.

Parking – Two double garages. Off-road parking for 20 vehicles.

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection – Standard Broadband connection available- we advise you to check with your provider.

Special Notes – There are covenants on the property – please speak with the agent for further information.

Neighbour has right of way on lane outside the front gate.

Directions: what3words: ///attends.reclusive.headset. Postcode: SO32 2JS.

**Viewing Arrangements**

Strictly via the vendors sole agents Fine & Country Southampton & Romsey on 02382 549200.

**Website**

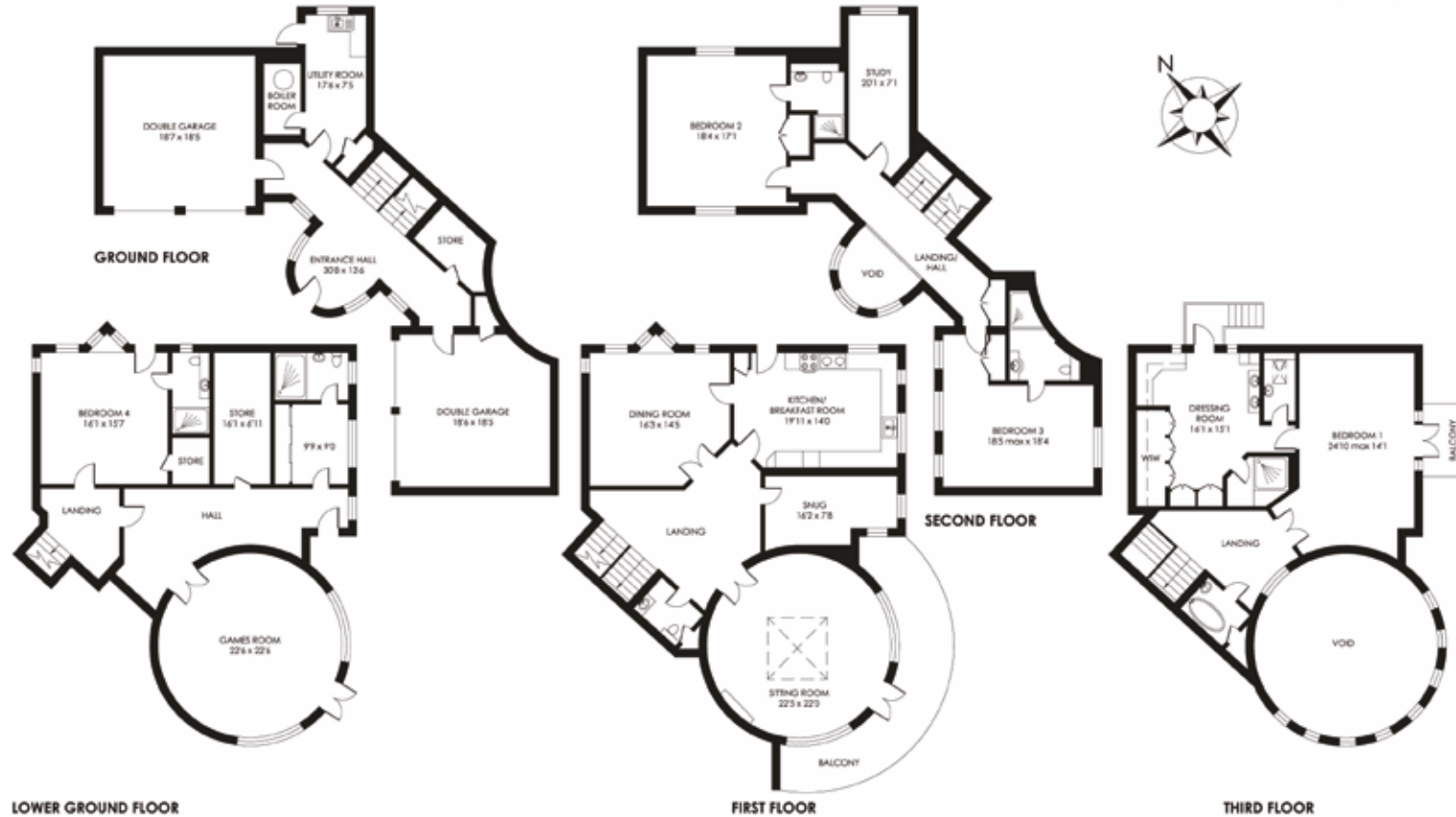
For more information visit <https://www.fineandcountry.co.uk/southampton-and-romsey-estate-agents>

**Opening Hours**

|                  |                     |
|------------------|---------------------|
| Monday to Friday | 9.00 am - 5.30 pm   |
| Saturday         | 9.00 am - 4.30 pm   |
| Sunday           | By appointment only |

HILLCREST, BISHOPS LANE, SHIRRELL HEATH  
SOUTHAMPTON, HAMPSHIRE, SO32 2JS

DEVELOPS RESTRICTED  
HEAD HEIGHT



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    | 69 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 23.08.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



ADAM BARNES  
ASSOCIATE AGENT

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As a seasoned estate agent with 17 years of experience in the industry, I have helped numerous clients buy and sell properties with ease, earning a reputation as a trusted and reliable professional.

Having lived in the lovely town of Park Gate and surrounding areas for many years, I am passionate about the area and all that it has to offer. Throughout my career, I have honed my skills in negotiating deals, valuing properties, and providing clients with exceptional customer service. I am always willing to go the extra mile to ensure that my clients receive the best possible experience when buying or selling their homes.

With an extensive knowledge of the property market and a friendly, approachable manner I am always available to answer questions, provide advice, and offer guidance throughout the entire process.

Outside of work, I enjoy spending time with my family, watching and playing a variety of sports and exploring the local countryside.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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