



Cleese House  
Cleese Way | Compton | Winchester | Hampshire | SO21 2AL



# CLEASE HOUSE



*An enchanting country residence in the  
heart of Compton.*







# ACCOMMODATION

---

Tucked away at the end of the peaceful Clease Way, in the picturesque village of Compton, this exceptional family home occupies a beautifully private plot of nearly 5 acres. With the added potential for a separate dwelling (subject to planning consent) and enjoying a tranquil, secluded setting, this rare opportunity offers space, character, and flexibility in equal measure.

Constructed in the late 1980s, the property combines the charm of traditional design with the quality of modern build. With striking brick and part-rendered elevations, enhanced by decorative timber framing and a tiled, dormered roofline, the home exudes timeless appeal. Offering nearly 6,300 sq. ft of accommodation over two floors, plus a self-contained annexe and a lower ground floor level, this is a substantial and highly versatile residence.

The main house features two elegant reception rooms to the west wing, each with character fireplaces – one a welcoming inglenook – perfect for family gatherings or entertaining. The central entrance hall leads to the heart of the home: a spacious kitchen/dining room with a bespoke country-style kitchen, centred around a classic Aga. Upstairs, four generous bedrooms provide comfortable accommodation, with the principal and second bedrooms enjoying private en-suite facilities, while a well-appointed family bathroom serves the remaining two rooms. A practical utility room completes the main house layout.

A striking vaulted atrium connects the main home to the impressive annexe, which includes two further double bedrooms, a stylish shower room, a large sitting room and a light-filled conservatory. Beneath the annexe lies a versatile basement level, ideal for use as a home cinema, studio, or games room.























# SELLER INSIGHT

“When we first came across Clease House, we were immediately captivated by its unique charm. Nestled in one of the largest plots in the area, the house sits perfectly in the middle of its grounds, offering breathtaking countryside views from every window. Its privacy is unmatched - no neighbouring houses overlook the property, yet it remains a vibrant and welcoming home. Though it needed modernisation when we first moved in, we saw its immense potential and transformed it into the warm, inviting space it is today.

The heart of Clease House is the kitchen. Originally three separate rooms, we opened it up to create a space perfect for gathering with family and friends. In the summer, the double doors invite the garden inside, while in the winter, the Aga keeps the space feeling cosy and homely. The sitting room, with its wood burner, and the Christmas Room, complete with an open fire, make for wonderfully snug retreats during the colder months. The garden, an ever-changing delight, has provided us with firewood for over a decade and remains a sanctuary for wildlife.

One of the standout features of the house is its versatility. The annexe, once an undefined two-story space, has been transformed into a fully independent two-bedroom house that has welcomed both family members and Airbnb guests. The atrium, now a light-filled space, is perfect for celebratory meals or even dancing, while the heated basement has served as a cinema, music studio, and party venue. Our upgrades, including additional bathrooms and a second utility room, have only added to the home's practicality and charm.

Living at Clease House has been an effortless joy. It is an ideal home for a growing family, spacious yet never overwhelming. Teenagers have found their independence with easy access to transport links, while working from home has been a pleasure in the peace and tranquillity of the setting. And when the children have flown the nest, the annexe provides an opportunity for Airbnb hosting, ensuring the house continues to feel vibrant and full of life.

The outdoor spaces have been a true highlight. From the rotating summer house in the west-facing field, perfect for barbecues and sunset views, to the firepit surrounded by benches, we have cherished every season here. The swimming pool patio, bathed in sunshine throughout the day, has been a favourite spot for relaxing. The surrounding oak trees and springtime bluebells add to the property's natural beauty, making it feel like a haven away from the world.

We have made countless memories here, from hosting a wedding celebration for 120 guests with a bell tent campsite to intimate music gigs in the soundproofed basement. The community of Compton and Shawford has been equally wonderful, with its local sports clubs, walking groups, and vibrant social events. For those lucky enough to call Clease House their future home, my advice is simple: be here as often as you can - you will fall in love with it just as we did.\*

\* 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.



































## Outside

The gardens gracefully envelop the property, having been thoughtfully landscaped over the years to create a truly serene and natural setting. A variety of mature trees not only enhance the privacy of the grounds but also provide a sustainable source of logs for the home's fireplaces. Wildlife is a regular visitor here, with deer often seen resting in a peaceful corner of the garden. At its heart, a stunning ornamental pond with a fountain serves as a tranquil focal point, offering a perfect place to unwind in peaceful seclusion.

Enhancing the outdoor lifestyle, the property also features a superb pool house complete with sauna and a partially covered swimming pool - ideal for both relaxation and year-round enjoyment. To the west, over 3 acres of open field add to the feeling of space and seclusion. In total, the grounds extend to just under 5 acres.

## Location

Compton's strategic location ensures excellent transport connectivity. The nearby stations at Winchester and Shawford provide direct services to London Waterloo, with travel times of approximately one hour and ninety minutes respectively - making this an ideal base for both commuters and those seeking a tranquil countryside lifestyle with urban access.











### Services, Utilities & Property Information

Utilities – Mains electricity, water and gas. Septic tank – there will be maintenance costs involved so please speak with the agent for further details.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick and tile

Council Tax – Winchester City Council

Council Tax Band H

Parking – Off-road parking for approximately 10 cars.

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

Internet connection - Superfast FTTC 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.

The property is split over two title numbers.

There is a Residents Association Group that maintains the road – £190 per annum.

There is a public footpath on the edge of the right hand side boundary.

### Viewing Arrangements

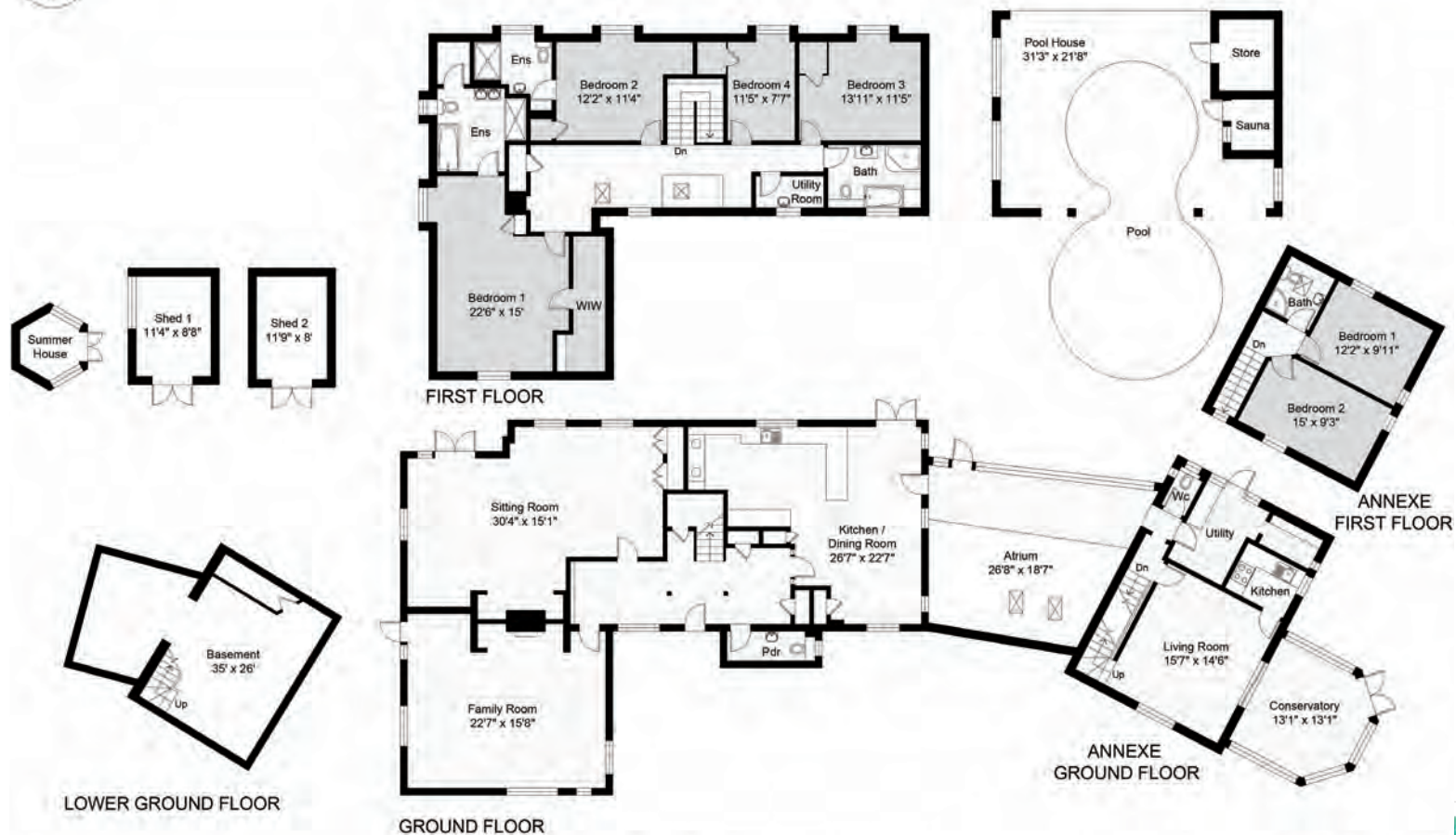
Strictly via the vendors sole agents Fine & Country on 01962 600 691.

### Website

For more information visit <https://www.fineandcountry.co.uk/winchester-andover-and-petersfield-estate-agents>







This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Approximate Area = 5376 sq.ft.  
Outbuildings = 882 sq.ft.  
Total = 6258 sq.ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 G
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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 12.05.2025









# FINE & COUNTRY

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*



HANNAH FORREST  
ASSOCIATE AGENT

Fine & Country Winchester, Andover & Petersfield  
07581 257 548  
[hannah.forrest@fineandcountry.com](mailto:hannah.forrest@fineandcountry.com)

I connect people with property.

My journey in real estate began at a young age, assisting my mother with our family-owned lettings portfolio - starting with end-of-tenancy cleans and later managing the business independently.

Since then, I've built extensive experience in block and commercial management, as well as property development, working as a consultant for some of London's largest developers.

Now operating across Winchester and the surrounding areas, I leverage over 15 years of expertise and deep local knowledge to secure sales for some of the county's most desirable properties. Specialising in equestrian properties - an area particularly close to my heart - understanding not only the homes but also the unique requirements of buyers and their horses.

While high-quality photography and well-presented open houses play a key role in marketing, my priority is always to provide a transparent, fair, and practical service. My reputation has been built on integrity, ensuring families navigate significant transitions with confidence.

With the backing of Fine & Country's extensive network, internationally recognised brand, and exceptional outreach, my clients benefit from both a highly personal approach and world-class property marketing.

Beyond estate agency, I spend my time renovating homes, exploring the Hampshire countryside on long dog walks, and competing with my horses.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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



Fine & Country Winchester, Andover & Petersfield  
1 Winnall Valley Road, Winchester, Hampshire SO23 0LD  
01962 600691 | [winchester@fineandcountry.com](mailto:winchester@fineandcountry.com)

