



MARK OAK

Upham, Southampton, Hampshire, SO32 1JA



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A detached, 5-bedroom family home enjoying an elevated position with far reaching views, set within pretty gardens of over 1.8 acres (0.73 hectares).



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



MARK OAK

Mark Oak is a much loved, family home which has been in the same ownership for many years. The house has been well maintained, and whilst it offers a buyer the ideal opportunity to modernise and create their ideal home, it is presented to a very good standard throughout. The property enjoys an elevated position in its plot, affording far reaching views across the surrounding countryside.

The property provides generous accommodation of over 2,300 square foot in the house, plus nearly an additional 700 square foot in the linked outbuilding. The sitting room at the front of the house is a welcoming and extremely bright room, with views across the garden and beyond. The kitchen/breakfast room at the back of the house links through into the sitting room and the dining room. The dining room is a bright room with double doors opening out onto the terrace at the front and also connects to a south facing conservatory.

On the first floor, bedroom 1 is a large, bright double bedroom with ample built in storage and ensuite shower room. Bedroom 2, at the opposite end of the house is again a generous double bedroom with ensuite shower. There are three further bedrooms and a family bathroom. Most of the bedrooms enjoy wonderful views across the surrounding countryside.

As previously noted, whilst the house is well presented it offers someone the ideal opportunity to buy a house which can be rearranged and modernised to create a superb family home.

The garden at Mark Oak is a key feature of the property. Totalling around 1.82 acres (0.73 hectares) in all, it is a beautiful outdoor space, which is mainly laid to immaculate lawns interspersed with a variety of fruit trees, with a sweeping driveway up to the front of the house. The garden has numerous private and peaceful spaces, including the south facing terrace accessed from the dining room, which is ideal for outdoor entertaining.



SITUATION

Mark Oak enjoys a superb location on the edge of the village of Upham, which retains a village church, pub and local school, creating a vibrant community. The local area is further complemented by the shops and restaurants of the pretty Georgian market town of Bishop's Waltham and the cathedral city of Winchester.

Private schooling in the area is superb with Twyford, St. Swithuns, Princes Mead, Pilgrims and Winchester College all within easy reach.

Mark Oak is very well served by road and rail links to London, most notably from Winchester which is around 8 miles away. The M3 at Winchester provides access to the South Coast, London and interconnecting roads such as the A303 to the West Country.

The neighbouring countryside offers endless walking, cycling and horse-riding routes across an extensive network of footpaths and bridleways. The house is within easy access of the Hamble and a number of Marinas which serve as a gateway to the Solent, ensuring easy access to first class sailing and boating opportunities. Furthermore, the nearby New Forest National Park offers a further array of water sports and outdoor activities.

With regards to other sports, there is an extensive choice of excellent golf courses within an easy drive of less than one hour. County and international cricket at The Utilita Bowl in West End is also nearby.

The performing arts are similarly well provided for, with The Mayflower, The Theatre Royal in Winchester and Chichester theatre providing a number of dramatic productions and the Grange Opera which continues to grow from year to year.

GENERAL REMARKS

Services

Mains water, electricity and private drainage. Oil fired heating.

Broadband availability

Superfast broadband is available according to Ofcom.

Mobile Phone Coverage

Good coverage according to Ofcom.

Tenure

Freehold with vacant possession.

Local Authority

Winchester City Council. Band G.

Restrictions

Located within the South Downs National Park.

Postcode

SO32 1JA.

Directions

From Winchester, take the B3354 heading south. At Fishers Pond, turn left at the traffic lights onto the B2177 Portsmouth Road. Proceed along this road until reaching Lower Upham. Turn left into Upham Street, opposite the Alma Inn. Turn left at the T-junction and the entrance to Mark Oak will be found soon after on the right hand side.



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Viewings

By appointment with BCM Wilson Hill Winchester only.

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NB: These particulars are as at September 2024.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Winchester

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