



PIPERS HILL HOUSE

Sutton Scotney, Hampshire, SO21 3NZ





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

PIPERS HILL HOUSE

Sutton Scotney, Hampshire, SO21 3NZ

A substantial, 9-bedroom country house in need of modernisation, with over 7,000 sq ft of accommodation, set within around 10 acres of land.

Pipers Hill House

Entrance hall | Drawing room | Dining room | Kitchen/Breakfast room | Study | Office
Utility room | Principal bedroom with en suite | Seven further bedrooms | Three bathrooms
Adjoining annexe with sitting room, kitchenette, bathroom and bedroom
Large garage | Various storerooms

In all about 7,038 sq ft (653 sq m)

Outside

Delightful gardens and paddock totalling around 10 acres

Guide Price £1,350,000

Winchester 9 miles | Andover 10 miles
London Waterloo from Winchester 60 minutes
(Mileages and time are approximate)



SITUATION

Pipers Hill House enjoys a private setting surrounded by open countryside and is located on the edge of Sutton Scotney, a popular village to the north of Winchester. There is an excellent range of amenities in the village including a public house, shop, post office and doctor's surgery, all of which are within easy walking distance of the house. The village is conveniently located for the A43 and A303 giving access to both London and the west country.

The cathedral city of Winchester is 9 miles away and provides a more comprehensive range of facilities including a multitude of shops, cultural and leisure amenities as well as an excellent array of restaurants. There is a mainline railway station to London Waterloo. Closer to the house, is a railway station at Micheldever which is 4.6 miles away and again is on the mainline to London.

Secondary schools in the area are excellent including Henry Beaufort School in Winchester, which is the catchment state school. South Wonston Primary school is the local catchment primary. There are a range of excellent independent schools nearby including Princes Mead, St. Swithuns School, Pilgrims, Winchester College, Twyford, Daneshill, Cheam and Farleigh. In Winchester there is also Peter Symonds sixth form college.

The neighbouring countryside offers endless walking, cycling and horse-riding routes across an extensive network of footpaths and bridleways. Pipers Hill House is also within close proximity to 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. The nearby New Forest National Park offers a further array of water sports and outdoor activities.

With regards to other sporting activities, there is an extensive choice of excellent golf courses within easy reach, cricket at the Utilita Bowl in Southampton and horse racing both at Ascot and Goodwood. The area offers renowned fishing on the world-famous Itchen and Test Rivers, as well as other country pursuits such as shooting with a number of excellent partridge and pheasant shoots nearby.

The performing arts are similarly well provided for with the house being close to The Grange Estate and its famous Opera. The Mayflower, Winchester Royal and Chichester Theatres all also provide a number of dramatic productions.





PIPERS HILL HOUSE

A superb opportunity to acquire this substantial country house, which requires modernisation yet offers excellent scope to create a magnificent family home with around 10 acres of land. Pipers Hill House is a substantial, 9-bedroom detached family home offering over 7,000 square feet of accommodation, which also incorporates a 1-bedroom flat. Whilst the house would make for a fine home, there could also be the potential to convert the house into office or some other commercial usage, subject to planning permission.

On entering the house into the welcoming entrance hall, steps lead up into the drawing room which is a large and very bright room with an open fireplace and views across the gardens. The remaining reception rooms include the dining room, kitchen/breakfast room with a pantry on the opposite side of the hall, study and office which enjoys delightful views. The utility room is a large and useful room, and from here there is access to the first floor and outside.

Whilst all the rooms are generous, there is clearly excellent scope to re-arrange the existing layout.

The main staircase leads up from the entrance hall to the first floor where there are 8 bedrooms in the main house. The first of which is the principal bedroom which is a large double room with built in storage and adjoining en suite bath and shower room. Bedroom 2 is another generous double bedroom again with built in cupboards. There are 6 remaining bedrooms and three bathrooms.

Adjoining the house there are numerous useful storerooms and a large garage. Finally, Pipers Hill Flat comprises a sitting room, kitchenette and bathroom on the ground floor with a double bedroom on the first floor. This can also be accessed via the main house.

OUTSIDE

The gardens and grounds at Pipers Hill House extend to around 10 acres and include sweeping lawns which flank the house on all sides and a paddock. The house sits centrally within its plot and is surrounded by its own land.

There is a long driveway approaching the house alongside the paddock into a large gravel parking area with ample space for several vehicles. The main garden is laid to lawn, extremely private with mature boundary hedging and features an un-used swimming pool. Whilst this is currently out of use, it could clearly be reinstated and would be a very nice feature with the house.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

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

Broadband availability

Standard broadband available (Ofcom).

Mobile Phone Coverage

Good phone coverage available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Winchester City Council.

Pipers Hill House – Band G

Pipers Hill Flat – Band B

Parking

Private parking.

IMPORTANT NOTICE

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EPC

Pipers Hill House - F38

Pipers Hill Flat - E44

Postcode

SO21 3NZ

Directions

Upon entering Sutton Scotney from Winchester, at the top of Winchester Hill, take the first left opposite the BCM Wilson Hill office. The entrance to Pipers Hill House will be found immediately on the left, follow the drive along to the house.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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Pipers Hill

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

Pipers Hill Flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	44 E	
21-38	F		
1-20	G		



Winchester

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