

# CHANTRY

HUNDRED ACRES ROAD ■ WICKHAM ■ HAMPSHIRE





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*An outstanding house in an elevated position with far reaching views towards Portsdown Hill  
and the South Downs*

Entrance Hall ▪ Dining Hall ▪ Media Room ▪ Lounge ▪ Study ▪ Kitchen Breakfast Room ▪ Dining Room ▪ Family Room  
Six En Suite Bedrooms ▪ Utility Room ▪ Cloakroom ▪ Rear Cloakroom ▪ Triple Garage

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**In all about 2.3 acres**

**Selling Agent**

**Byrne Runciman**

The Square, Wickham, Fareham, PO17 5JT

T: 01329 834 579

E: [info@byrnerunciman.co.uk](mailto:info@byrnerunciman.co.uk)

## SITUATION

Located near Wickham, towards the southern end of the picturesque Meon Valley, Chantry enjoys an attractive setting on the edge of the Forest of Bere. Facing south east over open countryside and within easy reach of Winchester, Southampton, Portsmouth and Petersfield, the location is highly sought after.

The charming village of Wickham is just a mile and a half away and provides a good range of independent shops and restaurants as well as a doctors' surgery.





## INTERNAL

- Constructed in 2008 to exacting standards and with exceptional attention to detail, Chantry is an outstanding property, built on a grand scale. Large airy rooms with deep sash windows and high ceilings take full advantage of the panoramic views.
- Handmade ceiling mouldings and plaster cornices complement elegant architectural joinery by the acclaimed firm Hayburn & Co. (bespoke oak stairs and bannister, 9 inch skirting boards and solid 2.5 inch thick doors).
- The fabulous Leicht kitchen is comprehensively equipped with Miele appliances including coffee maker, steamer and three warmers.
- All six beautifully appointed bath and shower rooms are by Porcelanosa, variously in marble, limestone, ceramic and granite.
- Attention to detail extends beneath the surface; all floors, ground, first and second are of solid concrete construction with underfloor heating throughout. Thick layers of insulation keep running costs to a minimum.
- Systems appropriate to the scale of the house have been built-in from the design stage. Two Mega Flow tanks and a Boss Active Driver ensure that simultaneous hot water demands from all floors are well within capacity.
- Cat 5 & CCTV cabling, 3 Phase Electricity and Zano mood lighting make this a practical as well as comfortable home.

## EXTERNAL

- Chantry occupies a wonderful setting in grounds laid out by the renowned plant collector Lady Norman, who lived in a house which formerly occupied the site and played host to among others, Lord Louis Mountbatten.
- The neo Georgian symmetry of Chantry's principal façade is centred on a gravel forecourt and features a portico with Tuscan columns and stone copings.
- To the rear (south east) the house opens onto an extensive terrace with stone balustrades and steps leading down to lower lawns. In all the grounds extend to around 2.34 acres.
- The entrance to this impressive property is guarded by hardwood gates with video entry.





## LEISURE



- **Golf** Courses close by at Wickham, Corhampton and Swanmore.



- **Tennis** Clubs, locally at Wickham and Swanmore.

- **Racing** Goodwood 30 miles



- **Sailing** Port Solent (Premier Marinas) 8 miles. River Hamble, Royal Southern Yacht Club 15 miles



- **Equestrian** Good local riding by Forestry Commission permit in the Forest of Bere

- **Walking** Forest of Bere, Old Winchester Hill and the South Downs Way.

## LOCAL AMENITIES/SHOPPING



- Wickham is approximately one and a half miles away with its 14th century square and range of local shops and restaurants. There are two local vineyards.

## TRANSPORT



- Fareham railway station 5 miles, Petersfield railway station 17 miles. Local bus services to Winchester and Fareham. M27 motorway approximately four miles.

## AIRPORTS



- Southampton 13 miles
- Heathrow 59 miles
- Gatwick 70 miles

## FERRIES



- Portsmouth (9 miles) with services to France and the Channel Islands.

## SCHOOLS



- **Local infant school:** Soberton Newtown

### Independent schools

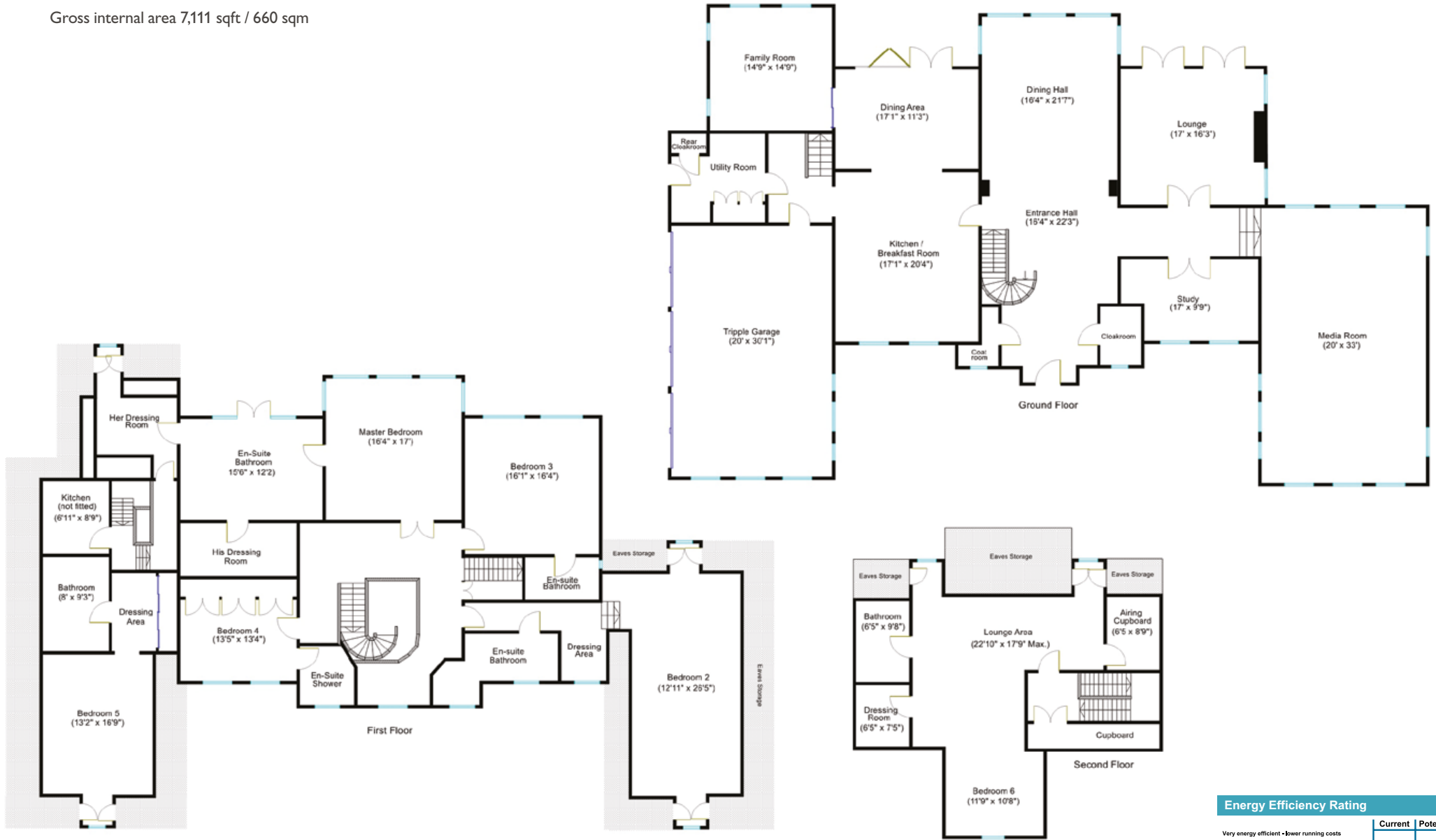
- Churchers College and Bedales (Petersfield),
- St Swithens and Winchester College (Winchester)
- Portsmouth Grammar School
- Boundary Oak Prep School (Fareham)
- Sixth form: Peter Symonds College



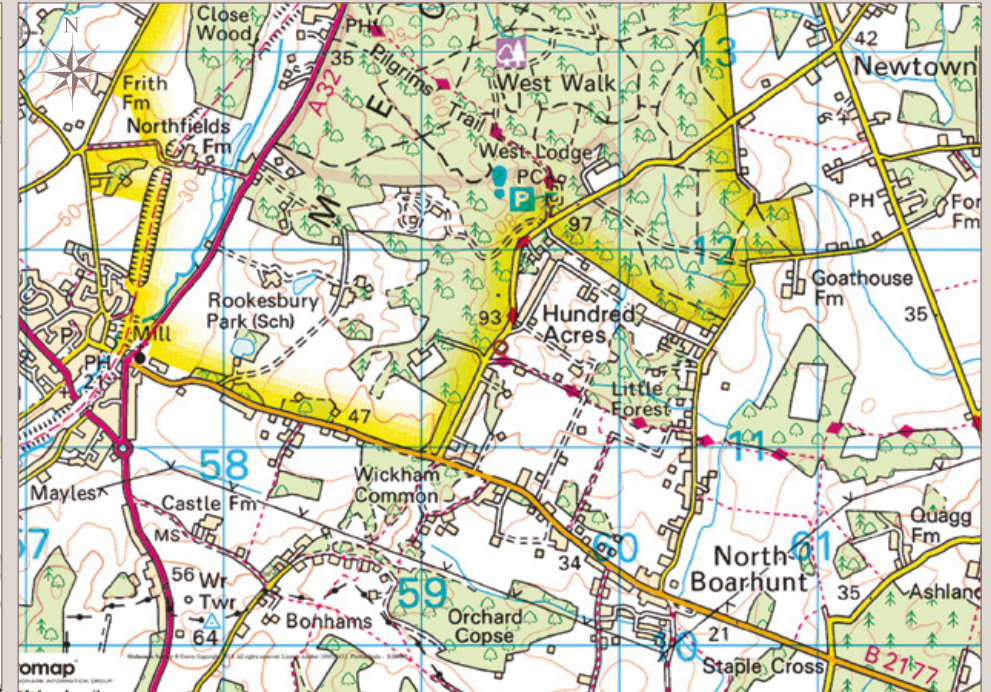




Gross internal area 7,111 sqft / 660 sqm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(69-80) <b>C</b>		72	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



**Services**

Mains water and electricity. Private drainage

**Postcode**

PO17 6JA

**Local Authority**

Winchester City Council 01962 840222

**Council Tax**

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**Fixtures and Fittings**

Only those fixtures and fittings mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments are specifically excluded and may only be available by separate negotiation.

**Viewings**

Viewings are strictly by appointment with the vendor's agent.

**Important Notice**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the Agent in the particular or by word of mouth or in writing as being factually accurate about the property, its condition or value. 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3 Regulations etc: Any reference to alterations to, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with. Particulars dated February 2017. Photographs dated May 2018.

