



Thickets House, Bishops Waltham, Hampshire

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# Thickets House, Bishops Waltham, Hampshire

Generously proportioned, detached Victorian house sitting in an elevated position with south-facing views. On the market for the first time in over 60 years, Thickets House is an impressive and attractive house with spacious rooms and high ceilings. There are many original features including large sash windows, wood panelling, decorative cornicing and parquet flooring. The current owners have configured the accommodation to allow for multi-generational living with a secondary kitchen on the first floor.

The floorplans detail the layout of the house but of particular note is the beautiful drawing room which has a bay window with French doors to the garden. On the same side of the house is a games room, sitting room and conservatory, all with south-west facing views over the garden. At the front of the house is a formal dining room. To the back of the house is a large kitchen/breakfast room with adjacent domestic rooms including a utility, walk-in larder and butler's pantry as well as access to a courtyard of outside storage. On the first floor are six bedrooms, two bathrooms and two separate cloakrooms as well as a kitchen. A secondary staircase leads to the seventh bedroom and access to the loft, as well as down to a cellar.

The house is set back from the road with an "in and out" drive and sits in grounds of about 2.8 acres, bordered by mature trees. There are lawns to the front and back of the house with a swimming pool, hot tub and outdoor entertaining area taking advantage of the west-facing aspect.



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The property is set within the South Downs National Park and is about 0.4 miles from Bishops Waltham centre which offers a wide range of amenities including coffee shops, restaurants, pubs, post office, convenience stores, independent boutiques, Doctor's surgery and churches. More comprehensive amenities can be found in Winchester (11.5 miles). The property is conveniently situated for the public bus service and Botley station (2.9 miles) has direct rail links to London. (Times and distances approximate)

Local authority: Winchester City Council

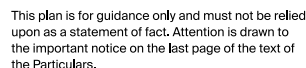
Council tax band: H

Tenure: Freehold

Postcode: SO32 1DR



**Approximate Gross Internal Area**  
**Main House = 6275 Sq Ft / 582.96 Sq M**  
**Loft = 335 Sq Ft / 31.15 Sq M**  
**External Store Rooms = 334 Sq Ft / 31.01 Sq M**  
**Outbuilding = 651 Sq Ft / 60.47 Sq M**  
**Total = 7595 Sq Ft / 705.59 Sq M**  
 Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height but excludes void.



We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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