



Lyewood House, Ropley, Hampshire

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# A substantial Victorian family house in a **secluded plot** on the edge of the South Downs National Park.

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## Summary of accommodation

Drawing room | Dining room | Snug | Kitchen/breakfast room | Pantry | Utility room | Studio | Cloakroom | Cellar

Six bedrooms | Two family bathrooms

Swimming pool | Pool house | Garden studio/office | Double garage | Greenhouse with potting shed

Gardens and grounds

In all about 3.45 acres

## Distances

Winchester 11 miles (London Waterloo from 59 minutes), Alresford 5 miles, Petersfield 8 miles, Southampton Airport 21 miles

(All distances and times are approximate)



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## The property

A well-proportioned Victorian house in an elevated position, with many original characteristics such as decorative fireplaces, bay windows and high ceilings. Set well back from the village road Lyewood House is found at the end of a long gravel drive.

The ground floor accommodation in the main house comprises an entrance hall leading to a separate drawing room following to a snug (which can be opened up to the drawing room for entertaining) and dining room. The property has two separate staircases leading to the first floor of the house. The spacious family kitchen/breakfast room that has a large central island, a pantry and utility room which leads to a cloakroom and stairs down to a large cellar. From the back of the open-plan kitchen/breakfast room is a modern and light music studio, which could be alternatively used as a study or family room. On the first floor, there are six double bedrooms and two family bathrooms.

Within the grounds is a walled garden where the current owners have put in an outdoor heated swimming pool and pool house creating a wonderful outdoor entertaining area. Along one wall, and facing south, is a large greenhouse and potting shed.





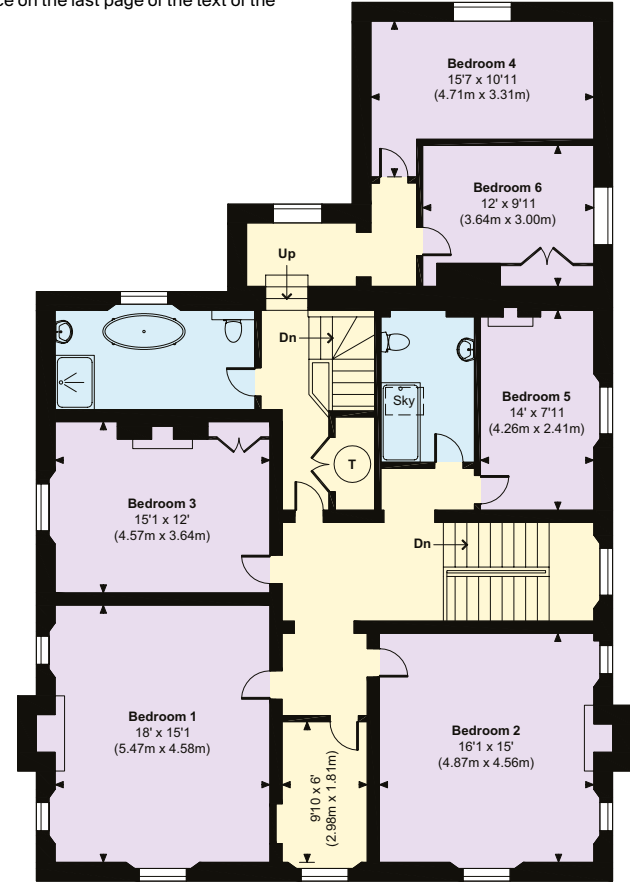
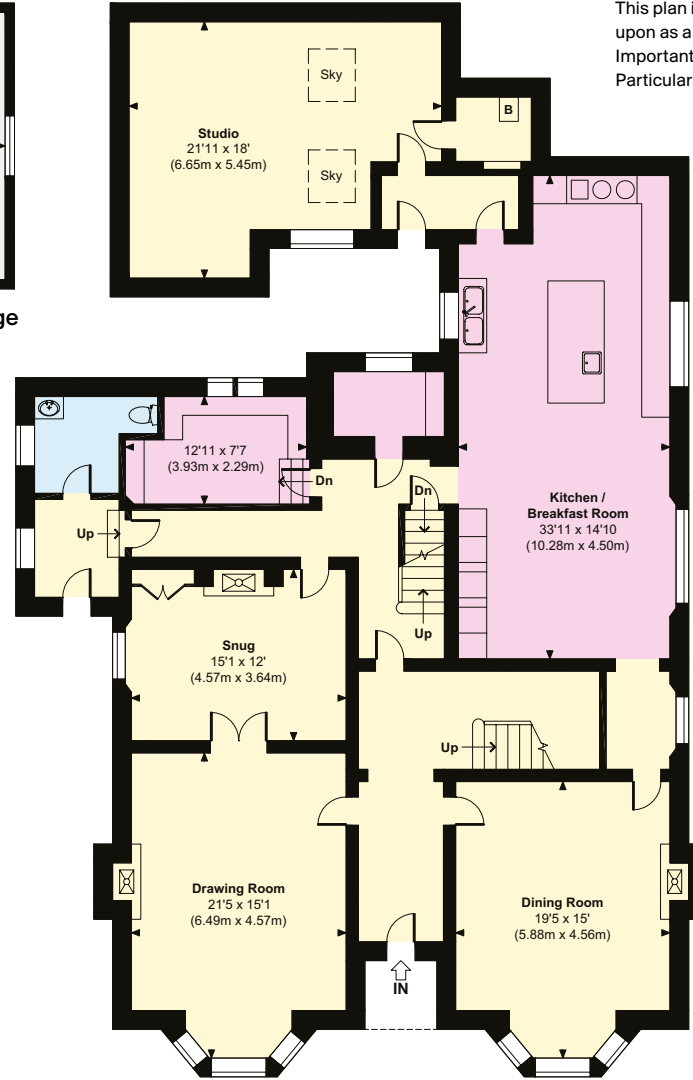
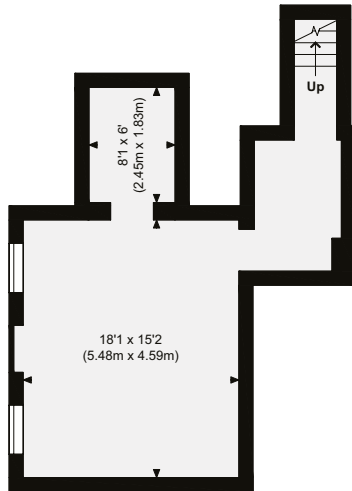
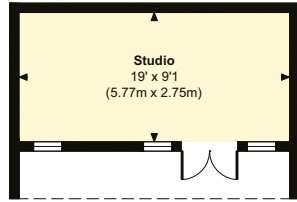
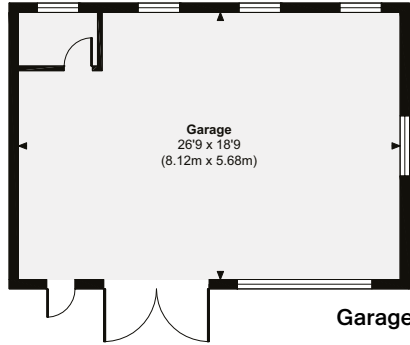
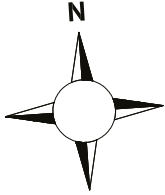
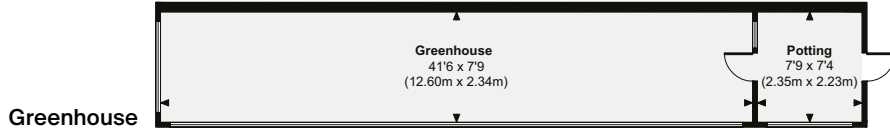












**Approximate Gross Internal Floor Area**  
**Main House = 4606 Sq Ft / 427.92 Sq M**  
**Garage = 496 Sq Ft / 46.12 Sq M**  
**Studio = 171 Sq Ft / 15.84 Sq M**  
**Greenhouse = 378 Sq Ft / 35.09 Sq M**  
**Total = 5651 Sq Ft / 524.97 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**First Floor**

**Ground Floor**

**Cellar**







A useful garden studio/office is located in the walled garden and there is a double garage. To the front of the house is a terrace leading to gently terraced lawned areas with mature trees, a flint folly and a summer house. Adjacent is a further, less formal area of lawn with specimen and fruit trees, and there is a further paddock to the west of the walled garden.

## Location

**Postcode:** SO24 0ET

**What3words:** ///wiggly.tonality.pity

The house is within Ropley, a quiet village with the centre having a community shop, post office, coffee shop and church. The village has easy access to the A31 and A32 which allows access to London, the Midlands and Winchester. Within 5 miles is the Georgian town of Alresford with a fine selection of old-fashioned pubs, smart bistros and traditional tea rooms.

The city of Winchester is about 11 miles away, popular for its shopping, restaurants and eleventh century Cathedral. Winchester has excellent transport links with mainline rail access to London.

The area has a number of state infant and primary schools such as Ropley CofE and Sun Hill Infants and Junior school. With many secondary schools and colleges both state and independent including St Swithuns, Winchester College, Bedales, Churchers and Peter Symonds Sixth Form College.

## Property information

**Tenure:** Available freehold

**Local Authority:** East Hampshire District Council

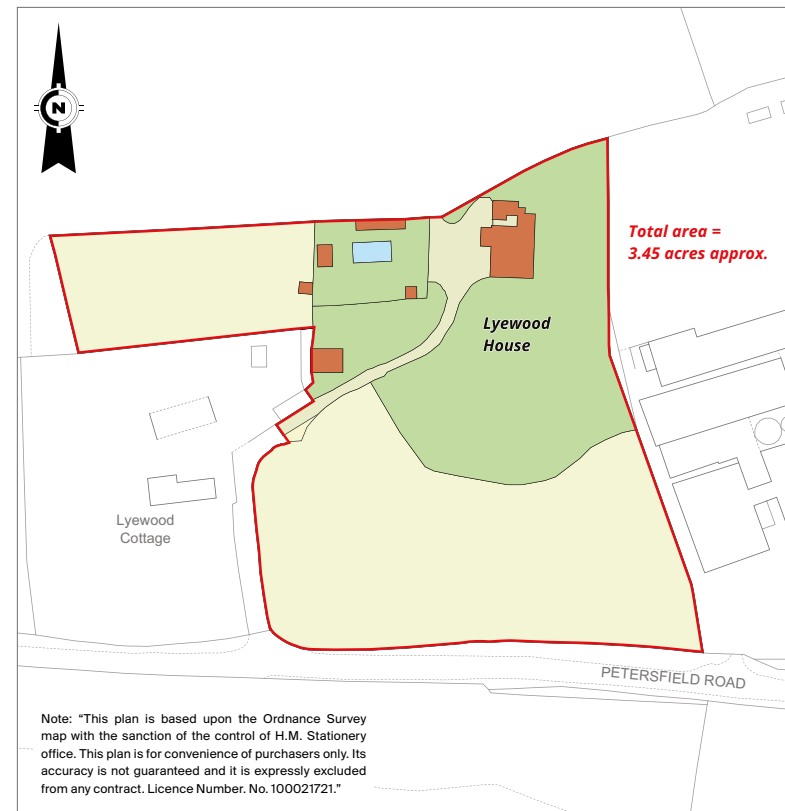
**Council Tax:** Band H

**EPC Rating:** E

**Asking Price:** £2,950,000







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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