



Wonston House, Wonston, Nr Winchester, Hampshire







A detached house situated on the **edge of the village** with substantial gardens and grounds.

Summary of accommodation

Drawing room | Dining hall | Sitting room | Kitchen/breakfast room | Utility room | Boot room | Cloakroom | Loggia

Five bedrooms | Bedroom six/study | Two bathrooms

Coco hut | Garage | Outbuildings

Garden and grounds extending to about 7.13 acres

Distances

Micheldever Station 4 miles (London Waterloo from 63 minutes), Winchester 6.5 miles (London Waterloo from 58 minutes)

(All distances and times are approximate)



Knight Frank Winchester
14 Jewry Street
Winchester
SO23 8RZ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

George Clarendon
01962 677234
george.clarendon@knightfrank.com





The property

A rectory until 2000, Wonston House is a large brick-built detached house dating from 1931 with well-proportioned rooms offering ideal family accommodation. The majority of rooms have features of the period, which include panelled doors, fireplaces and ceiling coving. It is a particularly light house with characteristic small-paned windows, with many rooms being dual aspect.

The ground floor has three major reception rooms, all of which have views across the rear garden. The double aspect drawing room has an open fireplace and a delightful deep bay window with seat. The sitting room has a similar open fireplace with doors leading to the loggia and garden. The dining hall is situated in the middle of the house with doors leading to the garden and an open fireplace. The kitchen is fitted with a range of wall and floor based units and has an adjoining utility room.

The first floor has six bedrooms leading off a long galleried landing, with a hatch and ladder to a large attic storage area. The principal bedroom and bedrooms 2 and 3 have views across the rear garden and all have fitted wardrobes. The two bathrooms are located at either end of the landing.







Outside

The house is approached by a tarmac driveway which leads to a garage and parking area for several vehicles. Predominantly south-facing, the extensive lawned garden is immediately adjacent to the house where the current owners have built a thatched garden room (coco hut) ideal for outdoor entertaining. The house is well positioned in it's own land being surrounded on three sides by garden and fields. A variety of mature trees including Copper Beech and Ash form part of the boundary with large Yew hedges, a pair of Silver Birch trees and Beech walk, along with an orchard in other areas of the garden. A large paddock is to the North of the property and is enclosed by fencing and benefiting from its own access. The main field to the South and East of the property also has its own access with hard standing.



Planning

Planning permission was granted in 2008 (ref: 08/00387/FUL) to significantly increase the overall accommodation by 200 square metres (2153 sq ft).



Location

Wonston village, which has a pub and a parish church, is set in the beautiful Hampshire countryside. On its northern boundary is the River Dever, a tributary of the River Test. The Cathedral city of Winchester with its extensive range of educational, recreational and retail facilities are within easy access. Micheldever Station has a direct line to London and lies about 4 miles to the south. It is perfectly located for access onto the A34, A303, M27 and M3, giving access to London and Oxford to the north whilst to the south Southampton International Airport and the South Coast.

Post code: SO21 3PA

What3words: <https://what3words.com/flag.preheated.books>

Property information

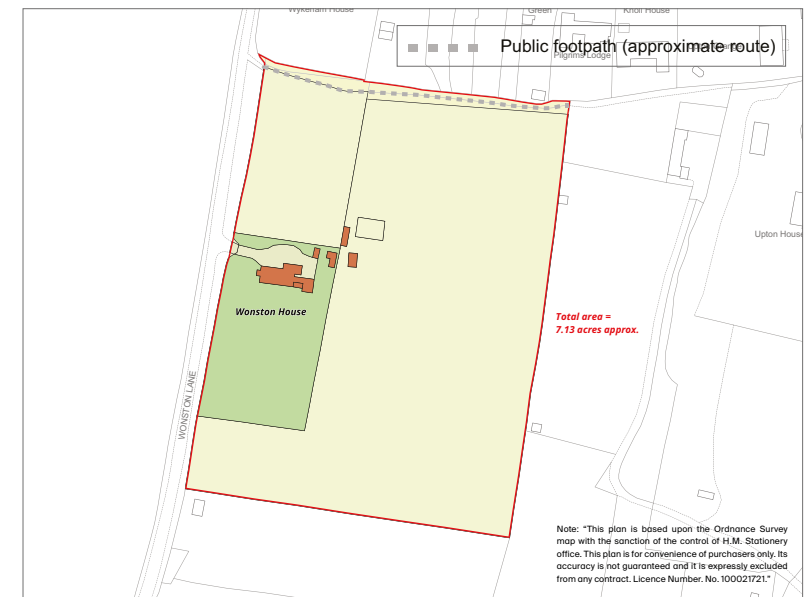
Tenure: Available freehold

Local Authority: Winchester City Council

Council Tax: Band G

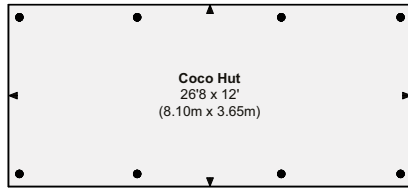
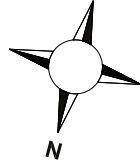
EPC Rating: E

Guide Price: £2,250,000

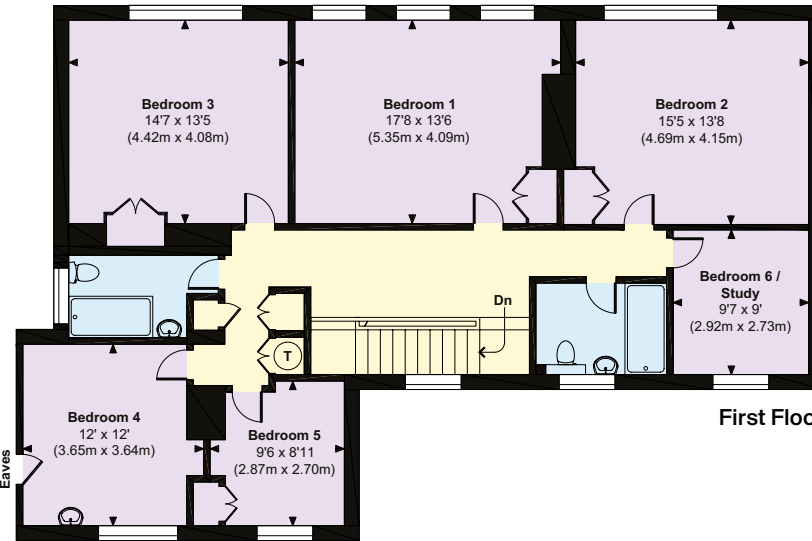


Approximate Gross Internal Floor Area
Main House = 2810 Sq Ft / 261.05 Sq M
Coco Hut = 318 Sq Ft / 29.57 Sq M
Garage = 176 Sq Ft / 16.35 Sq M
Store = 48 Sq Ft / 4.40 Sq M
Total = 3352 Sq Ft / 311.37 Sq M

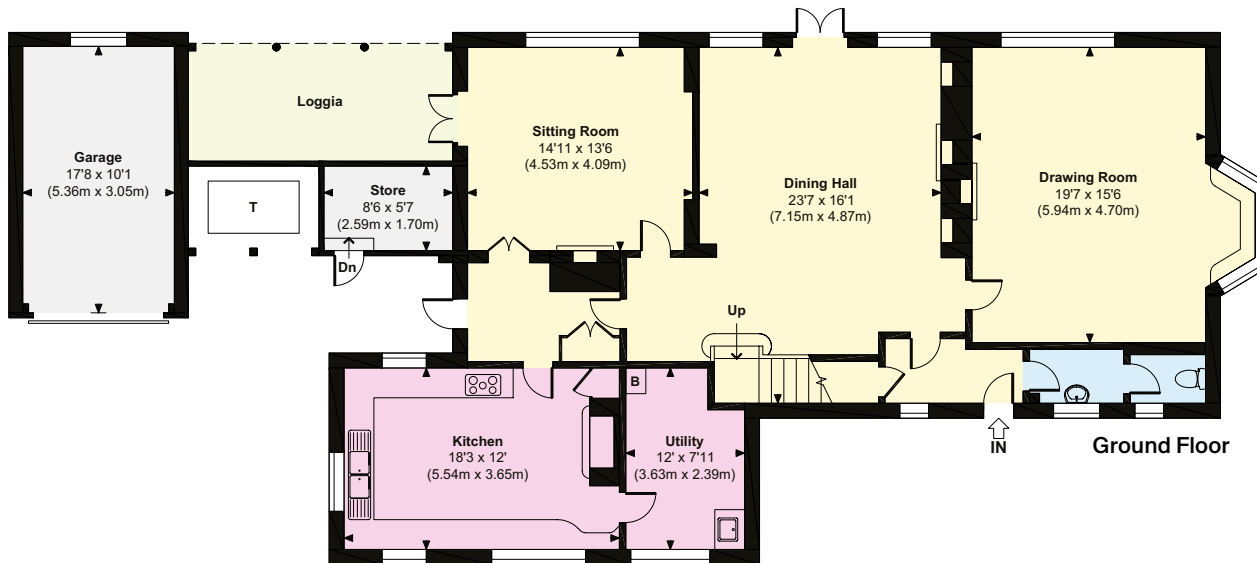
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Coco Hut



First Floor



Ground Floor

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



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 May 2024. Photographs and videos dated April 2024.

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