



Compton Mount, Compton, Winchester



Compton Mount, Winchester, Hampshire

Compton Mount occupies an elevated position overlooking magnificent views of St. Catherine's Hill, Compton Down and the city of Winchester beyond. Entering Compton Mount, you are welcomed by a grand entrance hall with doors leading off to the various reception rooms. The bright drawing room/snug offers versatile space, featuring high ceilings and far-reaching views. An additional sitting room benefits from a decorative fireplace with log burner and large bay window. A large and spacious dining hall flows into an open-plan kitchen and breakfast room with a central island and AGA, providing an ideal space for entertaining. The delightful gym with access to the garden leads on from the breakfast room. The ground floor also features a spacious cloakroom, shower room, sauna and swimming pool. The property has been extensively renovated by the current owners and retains many of its period features.

Access to the first floor via a large, turned staircase leads to a spacious and light gallery landing with additional storage facilities. The principal bedroom features a balcony to admire the exceptional views and a modern en suite bathroom with a large walk-in shower, freestanding bath and twin sinks. There is also an additional double bedroom with en suite and a further three double bedrooms, all with built-in wardrobes. The upstairs of the property also features a family bathroom and office.



5



3



2

EPC

C





Location

Compton lies approximately two miles south of Winchester. The neighboring villages of Shawford and Twyford have local amenities, such as pubs, shops and doctor surgeries. Shawford railway station is 0.6 miles from the house and provides a rail service to London Waterloo. Winchester's city center is 3.7 miles away and has an excellent range of shops, restaurants, cultural attractions, and facilities. Winchester Station is 3.8 miles (London Waterloo from 57 minutes), M3 Junction 11 provides road access to London (about 70 miles) time and distances approximate. Excellent local state and private schools are Compton All Saints CE Primary and Kings' Secondary, Princes Mead, Twyford, St Swithun's, Winchester College and Peter Symonds.





Garden

The gardens and grounds extend to approximately 0.49 acres with two driveways, one leading to the double garage at the rear of the property and the other to the front of the house, both with plenty of parking. A south-facing lawned garden, surrounded in mature hedges and trees. The house also benefits from a large indoor swimming pool with access to the garden, with additional pool plant room.

Local authority: Winchester City Council

Council tax band: G

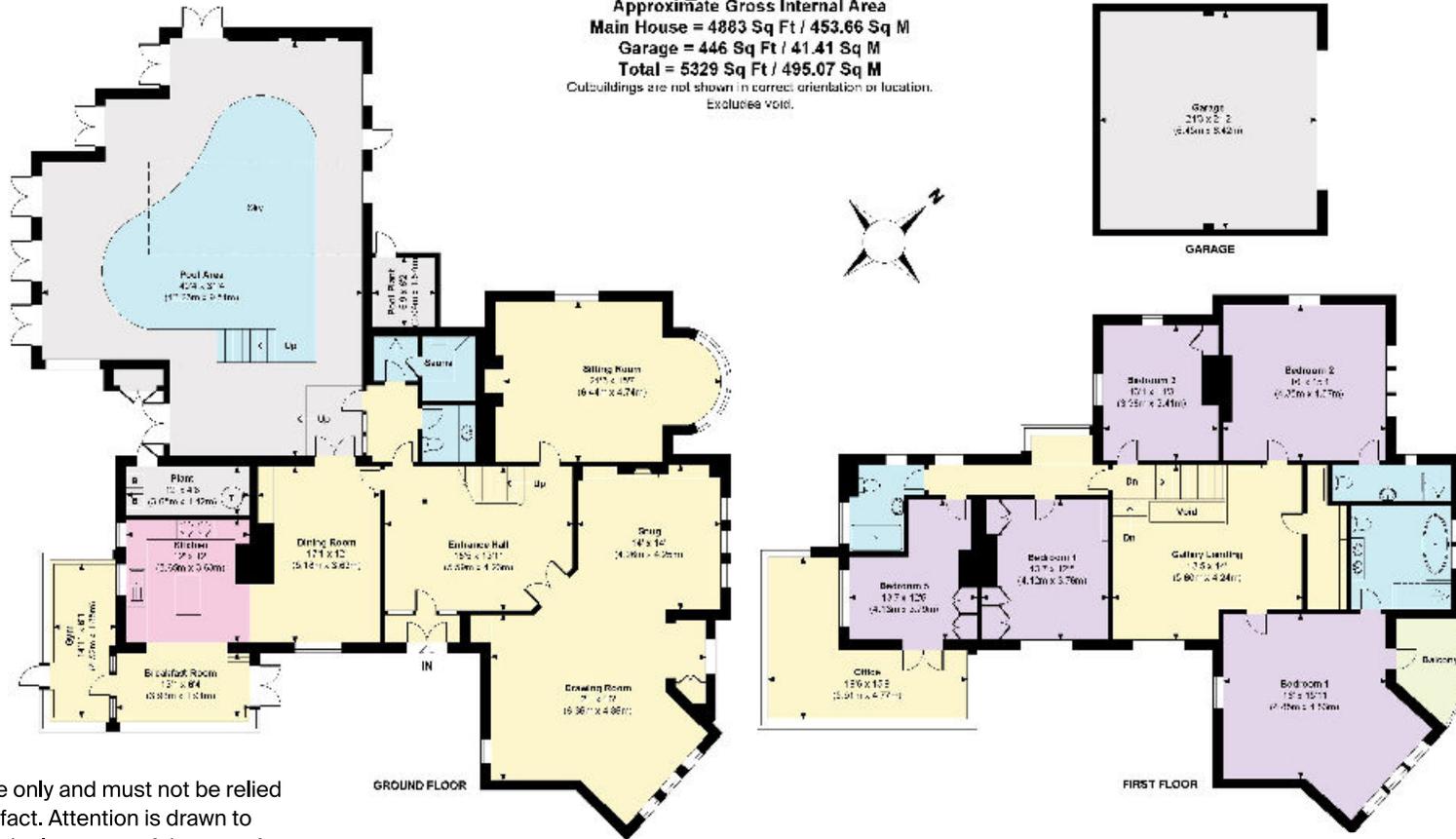
Guide Price: £2,250,000



Compton Mount

Approximate Gross Internal Area
 Main House = 4883 Sq Ft / 453.66 Sq M
 Garage = 446 Sq Ft / 41.41 Sq M
 Total = 5329 Sq Ft / 495.07 Sq M

Cubbuildings are not shown in correct orientation or location.
 Excludes Void.



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.

Location: <https://what3words.com/hats.that.facing>
 Post Code: SO21 2AP

Knight Frank
 Winchester
 14-15 Jewry Street
 Winchester
 SO23 8RZ
knightfrank.co.uk

We would be delighted to tell you more

Lottie Lambert Ed Hunt
 01962 677246 01962 677236
lottie.lambert@knightfrank.com edward.hunt@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. 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 and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated June 2024. Photographs and videos dated June 2024.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.