



The Manor | Edward Gardens

Old Bedhampton | Hampshire | PO9 3JJ

FINE & COUNTRY

STEP INSIDE

The Manor | £3,000,000 | Freehold

An exceptional opportunity to purchase an historic 16th century Grade II listed Manor House which is recorded as one of the oldest houses in the village hamlet of Old Bedhampton. The Manor has two wing extensions created in the Victorian era and is understood to be the former home of Lord Sherborne and during World War II was owned by the Portsmouth News to use as alternate offices had their city premises been destroyed through bombing. The Grade II listed building stands proudly on grounds approaching one acre and provides flexible 7258 sq ft of living space including an impressive drawing room with dual aspect and four further ground floor reception rooms, one with a half-timbered wall. There are currently five principal bedrooms, three with ensuite facilities, plus a large dressing room, reading room and family bathroom. There is also a 31' fitted kitchen / breakfast room, cloakroom, utility room and a spacious boiler room / basement. Throughout the house is a state of the art HVAC system and underfloor heating to both the ground and first floor. A gate to the rear wall provides easy access to Bidbury Mead, local shops and amenities.

A feature of the professionally landscaped garden is the ancient Irish Yew beyond which is an easily worked and productive vegetable garden and greenhouse.

The front of the manor has a gated driveway with parking for numerous cars and accessed to detached garaging and a stunning oak panelled home 'Bar'. Old Bedhampton is located within approximately one mile to the west of Havant in a pleasant and peaceful hamlet, centred on the ancient village church, yet with good road and rail commutable links to all the major South Coast cities, the Southsea historic waterfront, Hayling Island and historic harbours. With mainline railway station from Havant providing access to London Waterloo in approximately one hour and fifteen minutes as well as local train services. An early internal viewing of this Manor House, which is located in a conservation area is strongly recommended in order to appreciate the accommodation on offer.





ENTRANCE: Via Edward Gardens, (a private unadopted road which is owned by the residents of Edward Gardens and The Manor). To the left hand side of the driveway is a floral bank with mature shrubs, evergreens and bushes (which are owned by The Manor) leading to sliding remote controlled vehicular gates with integrated pedestrian gate leading to large shingled turning and parking area with brick retaining walls, wooden built log store, to the right hand side of the property is a flagstone paved area and gateway leading to rear garden, directly to the front of the house are raised borders with roses bushes, flagstone pathways leading to main front door, directly in front of the garaging is a matching flagstone area with off road parking, this also wraps round to the left hand side of the property providing access to the bar, covered porch/boot room and gateway leading to rear garden. Black main front door with chrome furniture leading to:

FOYER: Tiled flagstone flooring, matted area, frosted windows to either side, pitched roof, ornate cornicing and high skirting boards, internal glass paved doorway leading to:

ENTRANCE HALL: 26'4" x 9'4" increasing to 15'0" High ceiling with coving and spotlights, tiled flagstone flooring, high skirting boards, dado rail and architraves, sash window to front aspect, balustrade staircase rising to galleried landing over with high ceiling measuring approximately 19' in height, understairs storage cupboard, doors to primary rooms, internal passageway with exposed beams, doors to further rooms, alarm panel, square opening leading to:

INNER LOBBY: Former servants staircase to rear wing, matching flooring.

DRAWING ROOM: 30'8" x 17'5" Large sash window to front aspect with shutters overlooking driveway, wooden flooring, high ceiling with coving and spotlights, wired-in alarm, high skirting boards, architraves, dado rail and wall cornicing, zoned lighting with dimmer switches, controls for underfloor heating, twin glazed doors with full height shutters leading to rear garden, chimney breast with glass fronted log burner.

DINING ROOM: 24'1" x 13'9" Twin glazed doors with full height shutters and windows to either side overlooking rear garden, wooden flooring, exposed brick surround fireplace, some exposed beams to rendered and painted walls, ceiling coving and spotlights, second door to hallway, zoned lighting, controls for underfloor heating, picture rail, built-in cupboard.

SNUG/ FAMILY ROOM: 14'8" x 14'0" Large exposed brick inglenook style fireplace with wooden mantle over, log burner and brick hearth, recess to one side with shelving, wooden flooring, sash windows to rear aspect with deep sill overlooking garden, some exposed beams to walls with rendered and painted areas, controls for underfloor heating, high skirting boards.

CLOAKROOM: Concealed cistern w.c., high level window to front aspect, ceiling coving and spotlights, rectangular wash hand basin with drawers under and glass splashback, automated mirror and light over, wooden flooring.







STUDY: 9'3" x 8'9" Comprehensive range of tall built-in cupboards to two walls with hanging space and shelving, electric consumer board, manifolds for underfloor heating, wooden flooring, sash window to front aspect overlooking driveway, ceiling spotlights, air ventilation system, fire alarm.

BREAKFAST ROOM: Overall 31'1" x 15'8" opening directly into kitchen. High ceiling with exposed beam and meat hooks, ceiling coving and spotlights, tiled flooring, sash window to front aspect, stable style door to side aspect, wall mounted unit with work surface and wine store under, raised plinth with large log burner and bread oven to one side, door to hallway, square opening leading to morning room.

KITCHEN: 15'8" x 13'0" High level shelving, ceiling spotlights and coving, exposed beams, tiled flooring, rectangular opening leading to morning room, door to larder and cellar/basement. Comprehensive range of matching wall and floor units with granite work surface, range of appliances including Neff double ovens, hot plates, microwave oven with storage cupboards over and under, integrated dishwasher with matching door, twin bowl butler sink with mixer tap, window to side aspect, range of tall storage cupboards, integrated fridge and freezer with matching doors and pan drawers under, central island with part wood and granite work surface, five ring gas hob and pan drawers under, wine cooler.

WALK-IN LARDER: 7'8" x 4'3" Stone work surface with wooden shelving, ceiling coving and spotlights, window to rear aspect, exposed beams to walls, tiled flooring.

MORNING ROOM: 16'0" x 11'11" Twin doors leading to rear garden and patio area, storage heater, windows to rear aspect overlooking garden, square opening leading to kitchen, range of storage units with wood block work surface over and open book shelving to one side, tiled flooring, door to:

UTILITY ROOM: 9'6" x 9'0" Work surface with Butler sink, tall larder style unit with range of shelving, storage cupboards over and under, tiled flooring, door to rear garden, frosted glazed window to side, storage heater, panelled door.



FIRST FLOOR: Primary landing, sash window to front aspect, balustrade overlooking impressive hallway, wooden flooring, exposed beams to wall with painted and rendered walls, access to both wings.

SHOWER ROOM: Large shower with panelled door, drench style hood and separate shower attachment with wall mounted controls, Roca sink unit with mixer tap and drawers under, mirror and lighting over, sash window to front aspect overlooking driveway with smaller window to one side, concealed cistern w.c., and part dividing wall, tiled flooring, high ceiling with coving and spotlights, heated towel rail, panelled door.

BEDROOM 3: 14'6" x 13'6" Windows to rear aspect overlooking garden, ceiling coving, recess with exposed beams, wooden flooring, controls for underfloor heating, door to:

EN-SUITE SHOWER ROOM: Shower cubicle with sliding panelled door, drench style hood and separate shower attachment, extractor fan, tiled flooring, wash hand basin with drawers under, mirror and lighting over, concealed cistern w.c.

INNER LANDING: Stairs rising up to north wing (former servants staircase) top floor, high ceiling, borrowed light from roof space, ceiling spotlights, wired-in alarm, walk-in airing cupboard with range of shelving, plumbing and wiring to form utility room, extractor fan.

BEDROOM 2: 22'1" x 12'3" Sash window to rear aspect overlooking garden and window to side, high ceiling with coving, ceiling spotlights, wooden flooring, high skirting boards, architraves, twin glazed doors leading to en-suite bathroom, access to:

LARGE WALK-IN WARDROBE: 8'3" x 8'0" Low level window to rear aspect, borrowed light window to landing, ceiling spotlights, panelled door, wooden flooring.





EN-SUITE BATHROOM: 14'9" x 8'1" Dual aspect windows to front and side, free standing double ended bath with chrome mixer tap and shower attachment, tiled splashback, tiled flooring and skirting boards, heated towel rail, concealed cistern w.c., shower cubicle with sliding panelled door, drench style hood and separate shower attachment with wall mounted controls, rectangular Roca sink unit with mixer tap and drawers under with mirror and lighting over, ceiling spotlights and coving, air ventilation system.

BEDROOM 5: 13'11" x 12'2" Sash window to front aspect ceiling spotlights, wooden flooring with underfloor heating, panelled door.

BEDROOM 4: 13'4" x 12'2" Wooden flooring with underfloor heating, ceiling spotlights and coving, sash window to rear aspect overlooking garden.

PRIMARY BEDROOM SUITE:

Incorporating bedroom 4.

BEDROOM 1: 21'0" x 17'10" Sash window to rear aspect overlooking garden and parkland beyond, high skirting boards, ceiling spotlights and coving, high level window to side aspect, staircase rising to dressing room, twin glazed doors leading:





EN-SUITE BATHROOM: 16'6" x 9'2" Tiled flooring, to one end of the room is a large shower area with floor drain away, drench style hood and separate shower attachment, accessible from both ends with folding shower doors, chrome heated towel rail, double ended free standing bath with mixer tap and shower attachment, sash window to front aspect with shutters, twin sink unit with drawers under, mirror and lighting over, concealed cistern w.c., part tiled to walls, ceiling coving, extractor fan.

TOP FLOOR SOUTH WING:

DRESSING ROOM: 30'9" x 11'1" Eaves to side ceilings restricting headroom. Range of low level built-in cupboards and drawers to one wall, spotlights, extractor fan, range of built-in wardrobes to one wall with hanging space, sash window to rear aspect overlooking garden with heater under, access into loft storage space, to the front aspect is a further sash window with radiator under.





NORTH WING:

READING ROOM: 30'7" x 10'5" Measurements taken from approximately 3'0" off floor level with eaves to side ceilings. Sash window to front aspect with heater under, range of low level shelving and book shelving, range of cupboards, window to rear aspect overlooking garden with heater under.

GARAGE 1: 23'5" x 12'3" Twin doors to front aspect, pitched roof with wooden supporting beams, high fluorescent tube lighting, range of shelving to walls, leading to:

GARAGE 2: 18'7" x 17'11" Three doors to front aspect, pitched roof with wooden supporting beams, fluorescent tube lighting, power points.

HOME BAR: 23'1" x 18'9" At the far end of the garage barns is a purpose built bar, pitched roof with spotlights, oak panelled walls, exposed beams to ceiling, wooden flooring with coir matted area, tall built-in boiler, two radiators with covers over, oak panelling to walls, high level plate rack, pew style seating with stop cock and plumbing under, oak bar with brass furniture with range of shelving behind, mirrors and lighting, sink, power points.





GARDENERS W.C. High level w.c. with chrome furniture, tiled to floor and walls, corner sink unit with mixer tap.

WEST GARDEN: To the left hand side of the property are sandstone pathways with raised brick borders, shrubs and evergreens, greenhouse leading to kitchen garden.

EAST GARDEN: Accessible from the utility room, morning room, dining room and drawing room, large sandstone patio with steps leading down to a professionally landscaped garden with range of Euonymus planted areas all enclosed with mature shrubs, outside power and water supply.





AGENTS NOTES:

Council Tax Band G - Havant Borough Council

Broadband – ASDL/FTTC

[Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)









The Manor House

Approximate Gross Internal Area

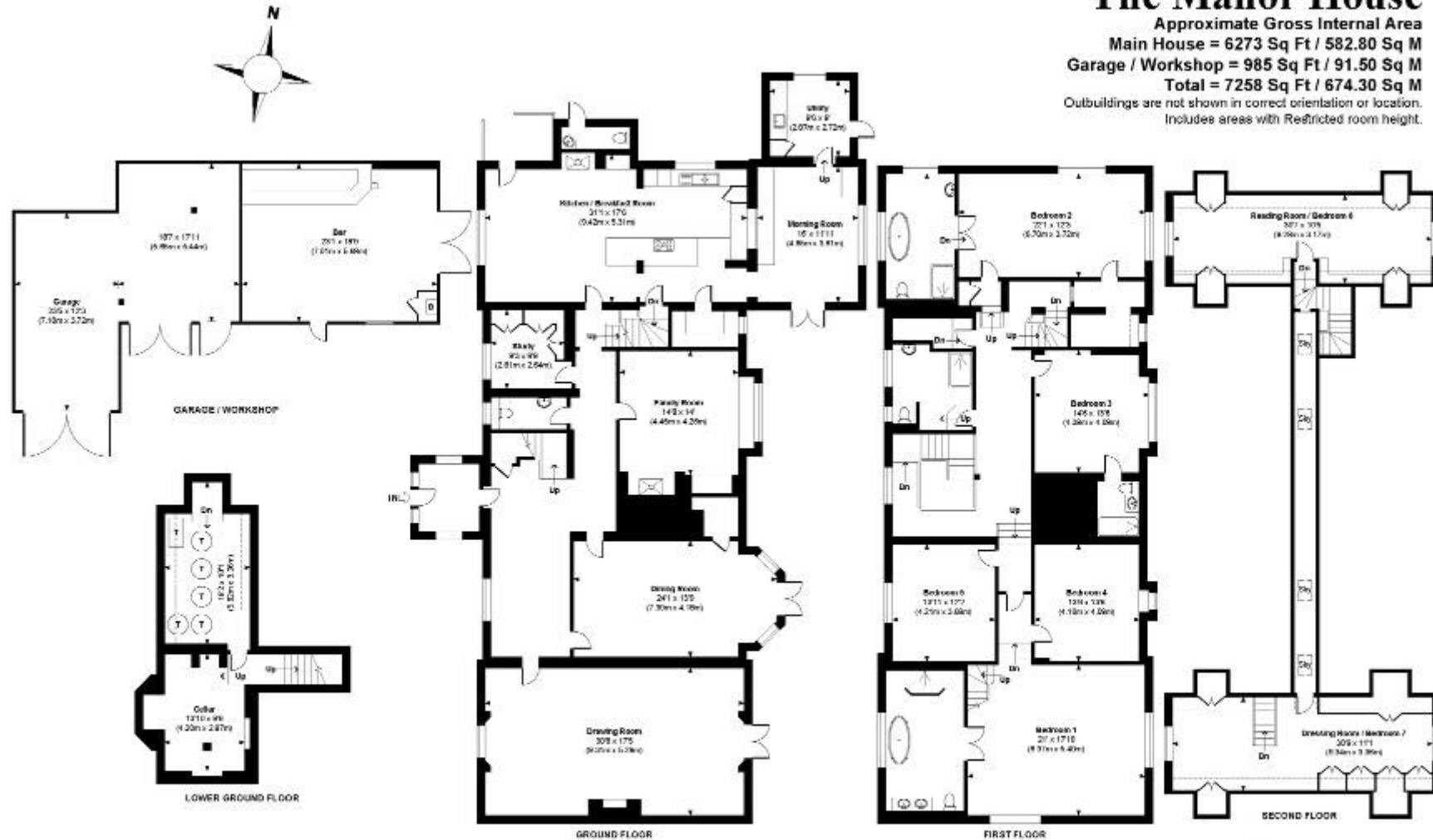
Main House = 6273 Sq Ft / 582.80 Sq M

Garage / Workshop = 985 Sq Ft / 91.50 Sq M

Total = 7258 Sq Ft / 674.30 Sq M

Outbuildings are not shown in correct orientation or location.

Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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