

# Southwood House, Preston Candover, Hampshire

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# Tranquillity with far-reaching views set in the heart of the Candover Valley, between Winchester and Basingstoke.

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## Summary of accommodation

**Lower Ground Floor:** Boiler room | Second cellar, ideal for wine storage or games room

**Ground Floor:** Entrance | Staircase hall | Drawing room | Dining room | Study | Kitchen/breakfast room | Laundry room | Larder | | Lift to first floor | Two cloakrooms

**First Floor:** Principal bedroom with adjoining bathroom | Five further bedrooms | Three bathrooms (one adjoining)

**Second Floor:** Extensive loft storage space with potential to increase the bedroom accommodation, if required, subject to the necessary planning consents

**Cottage:** Sitting room | Kitchen | Pantry | Bathroom | Three bedrooms | Cloakroom | Private garden

**Outside:** Walled vegetable garden | Formal gardens and terracing | Summer house | Heated greenhouse | Generator shed | Tennis court | Swimming pool | Double lock up garage | Various outbuildings | Stabling | Pastureland and woodland

In all about 10.35 acres

## Distances

Preston Candover 1 mile, Basingstoke 8 miles (London Waterloo from 45 minutes), Alresford 8 miles, Winchester 14 miles

M3 (Junction 5) 7 miles, Farnborough Airport 21 miles, Heathrow Airport 44 miles, Central London 53 miles

(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](mailto:george.clarendon@knightfrank.com)

**Knight Frank Country Department**  
55 Baker Street  
London  
W1U 8AN  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Edward Cunningham**  
020 7861 1080  
[edward.cunningham@knightfrank.com](mailto:edward.cunningham@knightfrank.com)



## Situation

Southwood House is situated approximately 1 mile from the traditional Hampshire village of Preston Candover, in the heart of the renowned Candover Valley. The village is regarded as one of the prettiest villages in the county and is well-equipped with its church, primary school, post office/shop, village pub and tennis club. It is surrounded by some of Hampshire's finest rolling countryside ideal for walking and riding.

Additional local facilities can be found in the Georgian market town of Alresford, approximately 8 miles away, with its boutique shops, restaurants, delicatessen's and much more. More extensive amenities being found in both Basingstoke to the North and Winchester to the Southwest including supermarkets, cinemas etc.

There is excellent access to London via the national motorway network with the nearest junction being junction 5 of the M3, approximately 7 miles away.

There is also a fast and regular train service running between Basingstoke and London Waterloo taking from approximately 45 minutes.

Farnborough Airport is approximately 21 miles, whilst Heathrow 44 miles and Gatwick Airport 61 miles.





There is a wide choice of excellent schools in the area including Twyford, Prince's Mead, Pilgrim's, St Swithun's school for girls, Bedales, Winchester College and Peter Symonds Sixth Form College, all in and around Winchester. In addition, other private schools within an easy driving distance are Cheam, Lord Wandsworth College, Wellesley Prep School, Ludgrove, Eaton College, Marlborough College and Wellington College, but to name a few.

Recreational and sporting facilities nearby include golf at Test Valley, Alresford, Overton, Basingstoke and Winchester. There is also excellent sailing within easy reach along the South Coast. The local area is also well-renowned for some excellent chalk stream fishing on the world-renowned rivers, the Itchen and the Test.

## Southwood House

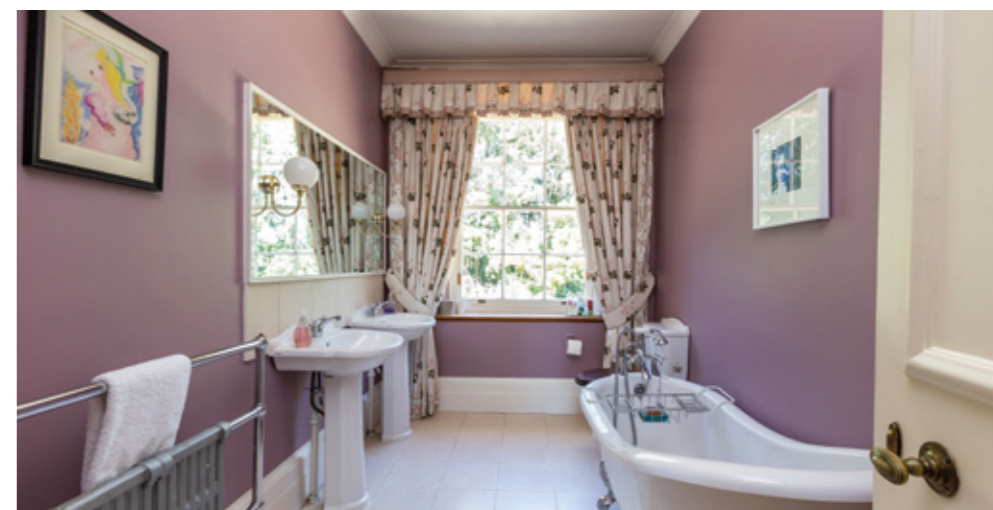
Built in approximately 1960 to a high specification and exacting standard, Southwood House is situated in the middle of the Moundsmere Estate and is the Dower House to the Estate, enjoying far-reaching views over the rolling Hampshire countryside. This unlisted property is constructed over two floors, above two cellars, and offers well-laid out and appointed accommodation, ideal for either entertaining on a grand scale or family living.

Off the impressive staircase hall and positioned to either side of the inner hallway is the drawing room and dining room, both with parquet floors, dual aspect and fine working fireplaces. In addition, there is a dual aspect study, a cloakroom, laundry room and a newly installed kitchen/breakfast room with larder off. There is also a lift to the first floor bedroom accommodation.

On the first floor is the well-appointed principal bedroom with long views over the Hampshire countryside and benefiting from a well-proportioned adjoining bathroom. There are four further double bedrooms, a single bedroom, two further bathrooms (one adjoining) and a separate shower room. (Please refer to the floorplans within this brochure). We believe there is potential to increase the bedroom accommodation into the attic floor, subject to the necessary planning consents.

The merits of Southwood House are its idyllic semi-elevated position in the heart of the Moundsmere Estate together with easy access to excellent communications via road, rail and air and some highly regarded private schooling.





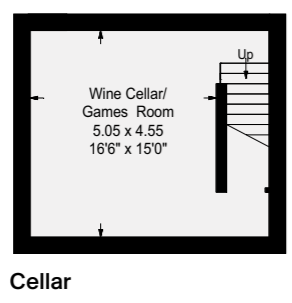
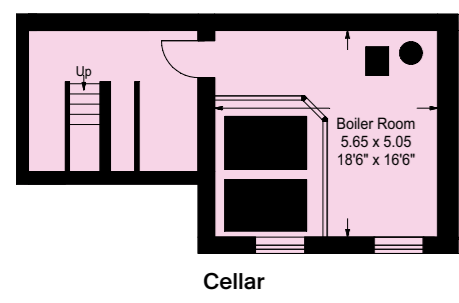
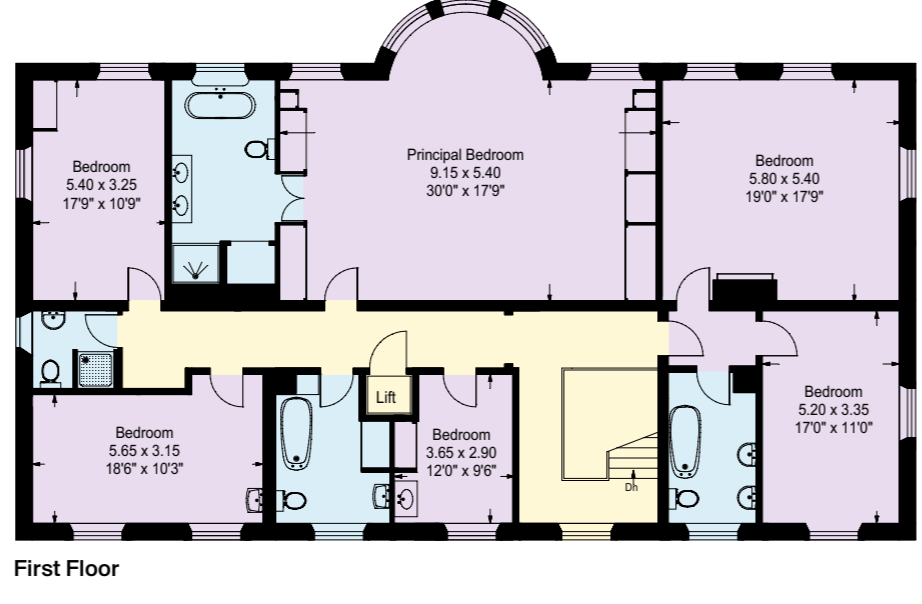
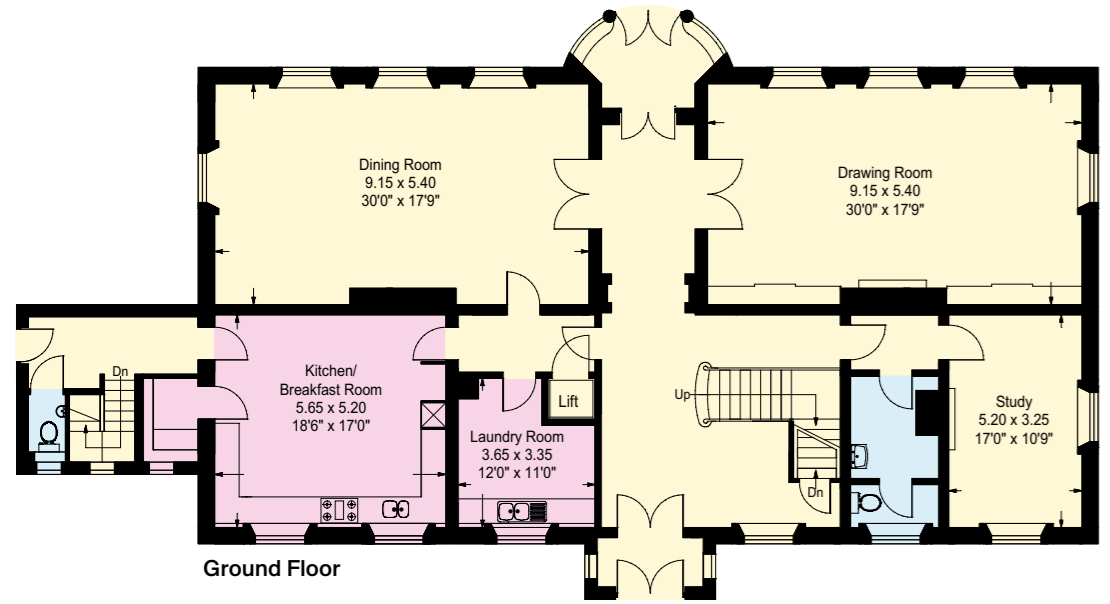


**Approximate Gross Internal Floor Area**

**House: 572 sq m or 6157 sq ft**

**Garage: 48 sq m or 517 sq ft**

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



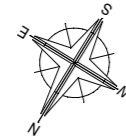
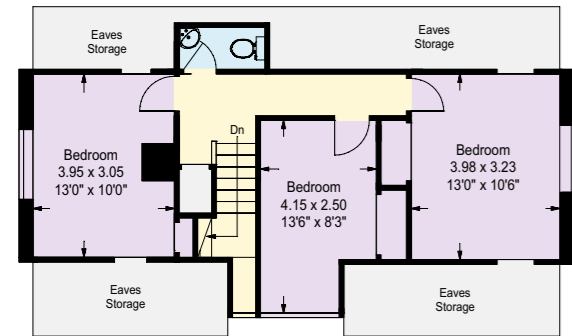
## Cottage

Behind and above the double garage, is a three-bedroom cottage, with its own entrance and briefly comprises: sitting room, kitchen, bathroom, with three double bedrooms and a cloakroom above. The cottage also has the benefit of its own private garden.

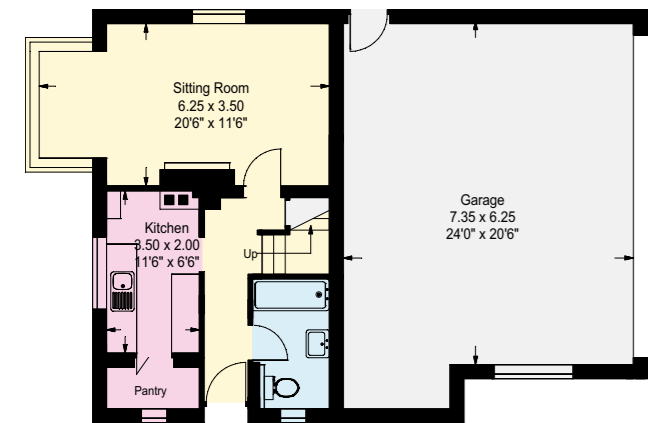
### Approximate Gross Internal Floor Area

Cottage: 93 sq m or 1001 sq ft

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First Floor



Ground Floor





## Garden and Grounds

The property is approached off the lane down a long sweeping drive, leading to a large turning area to the front of the house.

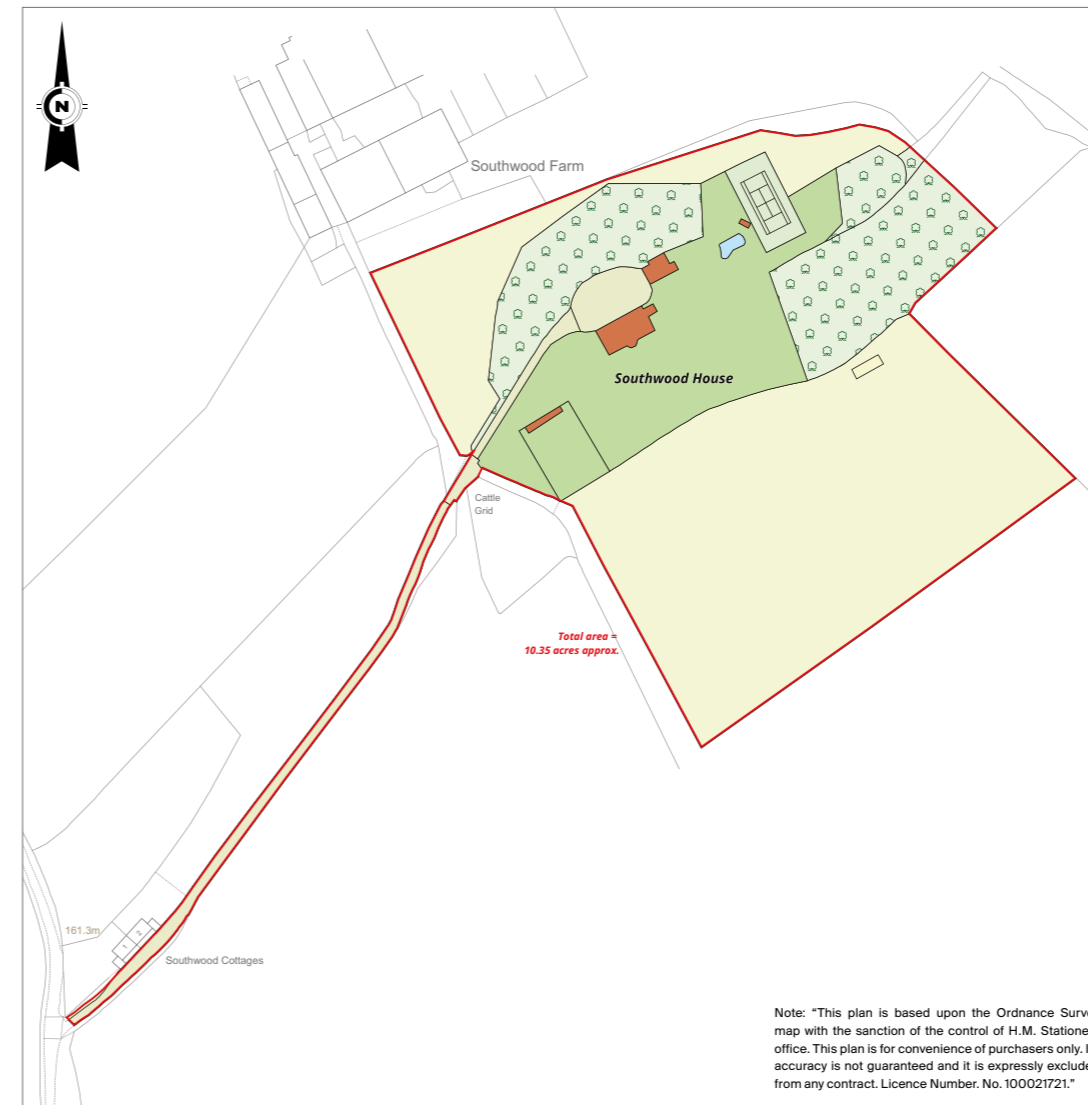
The formal gardens are found to the south side of the property below a large terrace which benefits from far-reaching views over its own pastureland and neighbouring arable fields and woodland beyond.

To the eastern side of Southwood House is the swimming pool with a summer house and tennis court which is floodlit. Beyond the tennis court is an area of woodland.



To the western side of the property is a walled garden with heated greenhouse and ideal for growing vegetables and fruit. Beyond this are several stores and to the north of the house is a belt of woodland.

The main area of pasture sits to the southern side of the property, below the formal lawns beyond which there is also stabling and a tack room.



## Services

Oil central heating for the house and cottage, Calor gas for the gas hob in the main house, private water supply via The Moundsmere Estate and mains electricity. BT Internet speed 600 Mbps.

## Viewing

Strictly by appointment with the selling agent, Knight Frank.

## Property information

**What3Words (RG25 2HF):** ///icicles.recording.dished

**Tenure:** Freehold with vacant possession upon completion.

**SPV (Special Purpose Vehicle):** Registered in 1987.

**Local Authority:** Basingstoke and Deane Borough Council

**Tel:** 01256 844844

**Council Tax:** Main House: Band G

**EPC Rating:**

**Main House - F**

**Cottage - E**



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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