

The Glebe House



WICKHAM • HAMPSHIRE





The Glebe House

NEWTOWN • WICKHAM • HAMPSHIRE • PO17 6LJ

Wickham – 4 miles | Bishops Waltham – 5.5 miles | Botley – 7.5 miles (London Waterloo from 1 hour 33 minutes)
Portsmouth – 9 miles | Petersfield – 13.5 miles (London Waterloo from 63 minutes)
Winchester – 16 miles (London Waterloo from 58 minutes) | Southampton – 18 miles
(All mileages and times are approximate)

A handsome former rectory of classical georgian proportions in an elevated setting in about 10 acres of gardens and grounds.

Drawing room | Morning room | Study | Family room | Sitting room | Kitchen/breakfast room
Boot room (housing second kitchen) | Laundry | Shower room | Cloakroom | Cellars

Master bedroom with bathroom and dressing area | Guest suite with adjoining bathroom
Five further bedrooms, one with adjoining shower room | Family bathroom

Detached garden/pool house with fitness studio, changing rooms, plant room

Garage block comprising single garage/machine room, triple garage

Swimming pool | Tennis court | Fenced children's play area

Summerhouse | Formal and informal gardens | Woodland | Paddocks

There is current planning permission for a home office/games room and/or a 2 bedroom cottage

About 10 acres in total



Viewing by appointment only.
These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.



Situation

The Glebe House is located approximately 4 miles from the attractive and popular market town of Wickham with its well known square and local amenities including a range of traditional shops and pubs. The market town of Petersfield and the city of Winchester are further afield, providing a wider range of amenities.

The Ofsted rated 'good' local primary school is just a few minutes walk from the house and Twyford, Bedales and West Hill Park prep schools are all within an easy drive. Winchester College, St Swithin's School for Girls, Peter Symonds Sixth Form College, Churchers and the highly regarded King Edward's School and Portsmouth Grammar are all within accessible reach.

The Glebe House is approximately 3.5 miles from the M27 which connects to Fareham, Portsmouth, Southampton and beyond to the New Forest and the sailing centres of Port Solent and The Hamble. It also connects to the M3 going north to Winchester, Basingstoke and London and the A3 going north to Haslemere and Guildford.

The railway stations at Winchester, Petersfield and Botley have direct train services to London Waterloo.

Description

The Glebe House is an exceptional country house offered in exemplary order, having been subject to extensive refurbishment and development by the current owners, under the guidance of the interior designer Diana Sieff and architect Max Miller. It has classical Georgian features and is understood to date from 1840, having formerly been the rectory to the nearby Holy Trinity Church and also the original village school - now forming the sitting room off the kitchen. The house is situated on rising ground standing in the middle of approximately 10 acres of gardens and grounds, with a long driveway leading up to the front door.

The Glebe House is entered through a vestibule with a flagstone floor and architectural fanlight which opens into to a welcoming reception hall with a fine staircase leading to the first floor. The house has an integrated sound system and Lutron lighting in many of the rooms. Many of the high-end fireplaces are from Chesney. The drawing room is exceptionally handsome with a large stone fireplace, beautifully corniced ceilings and a library area with fitted bookshelves. The morning room is equally attractive, again with an open fireplace, ceiling cornicing and a large bay window, with a door leading to the gardens. There is an excellent study and a well appointed family room/play room with a study area and stairs up to the first floor. Beyond the reception hall is a rear lobby giving access to a cloakroom/server room, laundry room and a staircase down to the extensive wine cellars.

The kitchen/breakfast room lies beyond and is an outstanding informal living space, having been beautifully fitted with a Plain English kitchen, Quooker hot tap, a 4-oven Aga and additional Miele oven and induction hobs. Double doors open out to a terrace and there is a step up to a sitting room, which could equally be used as a formal dining room. This room was originally the Newtown School built in 1851 and has a particularly impressive ceiling height, cornicing and a stone fireplace. Beyond the kitchen is a boot room with a shower room and a third staircase to the second floor. The kitchen and boot room fitted with a secondary kitchen both have underfloor heating.

On the first floor there is a superb master bedroom suite with a dressing area, freestanding bath and a shower room, a guest bedroom with adjoining bathroom, five further bedrooms, one with an adjoining shower room, and a separate family bathroom.











Pool House and Outbuildings

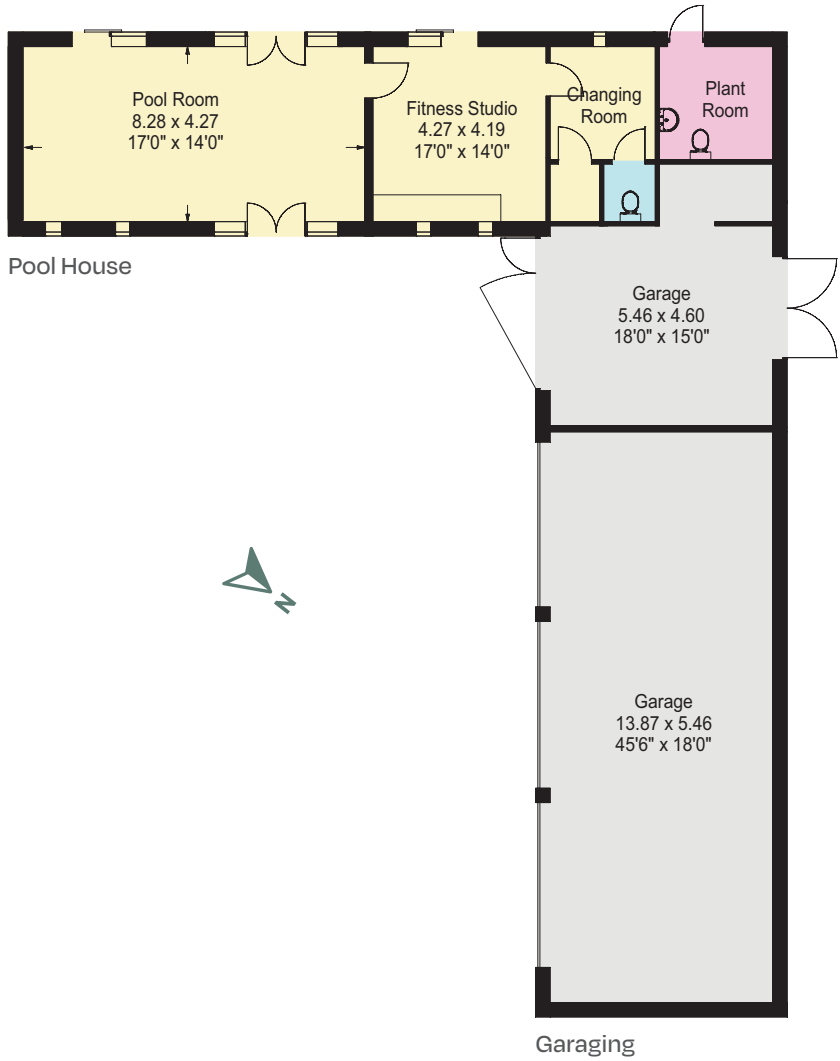
To the north west of the main house is an L-shaped building incorporating a garage block and an outstanding pool/garden house. The pool house features a fantastic large reception room ideal for entertaining with a beautiful vaulted ceiling, impressive arched, glazed double doors to front and back, and sliding glazed doors leading out to the terrace. There is also an impressive fitness studio with adjacent changing room and cloakroom with underfloor heating throughout.

The single garage has doors running through front and back connecting the house courtyard to the field. The

rear garage door has been designed to be spliced into a dual hinged stable door to allow for conversion to a stable and provides excellent storage. This could be converted, subject to the necessary planning consents, to form part of the pool house accommodation, potentially creating an impressive cottage that would be detached from the main house. There is a plant room for garden equipment and gardener's loo. Further garaging lies adjacent forming a triple garage complete with battery charging stations, underfloor heating and adjustable security bollards for classic car storage.



Floor Plans



Approximate Gross Internal Floor Area:
The Glebe House - 497 sq m / 5,350 sq ft
Pool House & Garage - 180 sq m / 1,938 sq ft
Total - 677 sq m / 7,288 sq ft
*For identification purposes only. Not to scale.
Buildings are not shown in actual orientation.*

Gardens and Grounds

The Glebe House is approached through brick pillars with classically designed wrought iron electric gates opening onto a long driveway which passes through parkland-style grounds to the front of the house. The driveway continues around to the northern side of the house to access the garage block and a courtyard with further parking.

The gardens have been expertly landscaped by Taylor Tripp Garden Design to provide an idyllic setting with large areas of lawn, perfect for croquet; formal gardens with box hedging and structure; potager garden complete with an Alitex greenhouse and an astroturf tennis court, resurfaced in 2023. There are various areas of terracing, one adjacent to the breakfast room and kitchen, which provides a perfect backdrop overlooking the grounds. Refurbished in 2024, the salt treated pool has the option of being fully heated by both oil and air source heating and the area is securely fenced with child lock gates as well as being fitted with a new retractable pool cover.

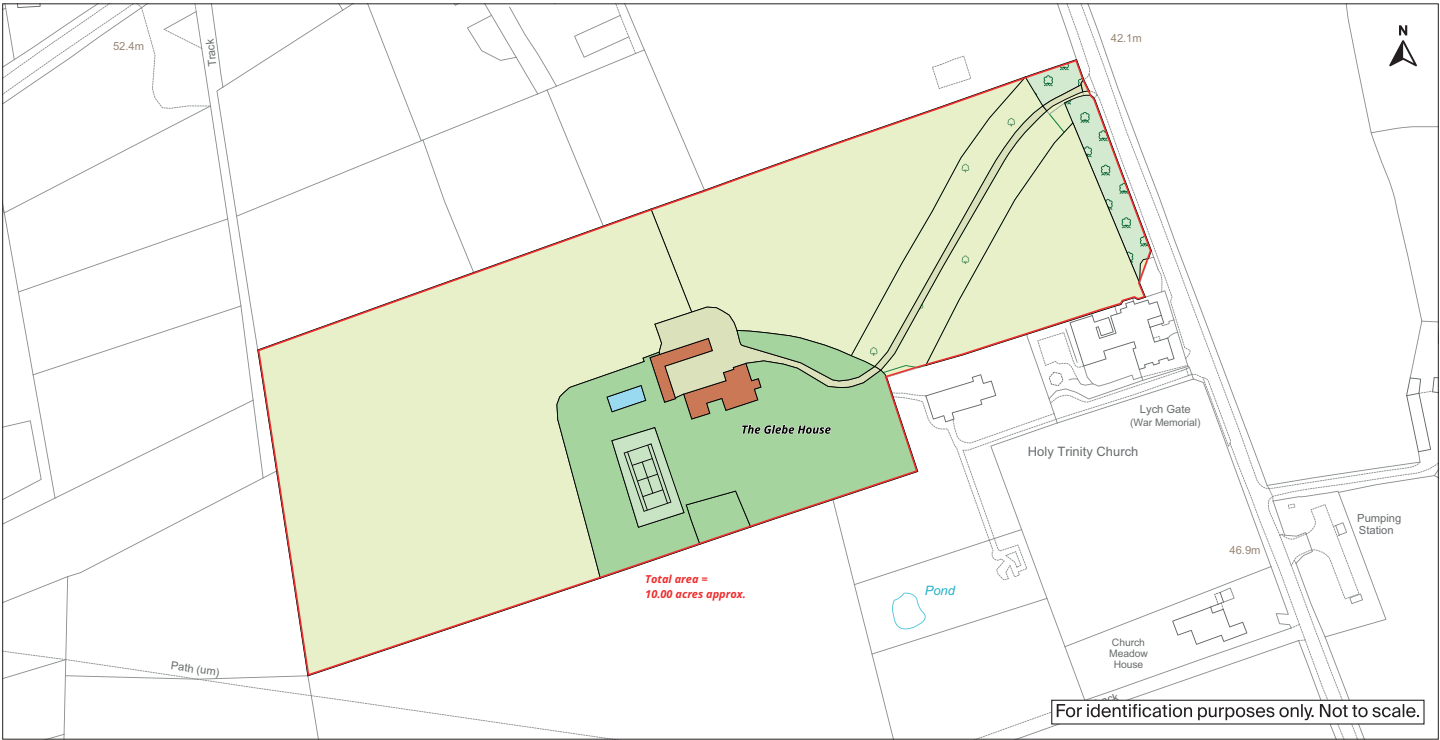
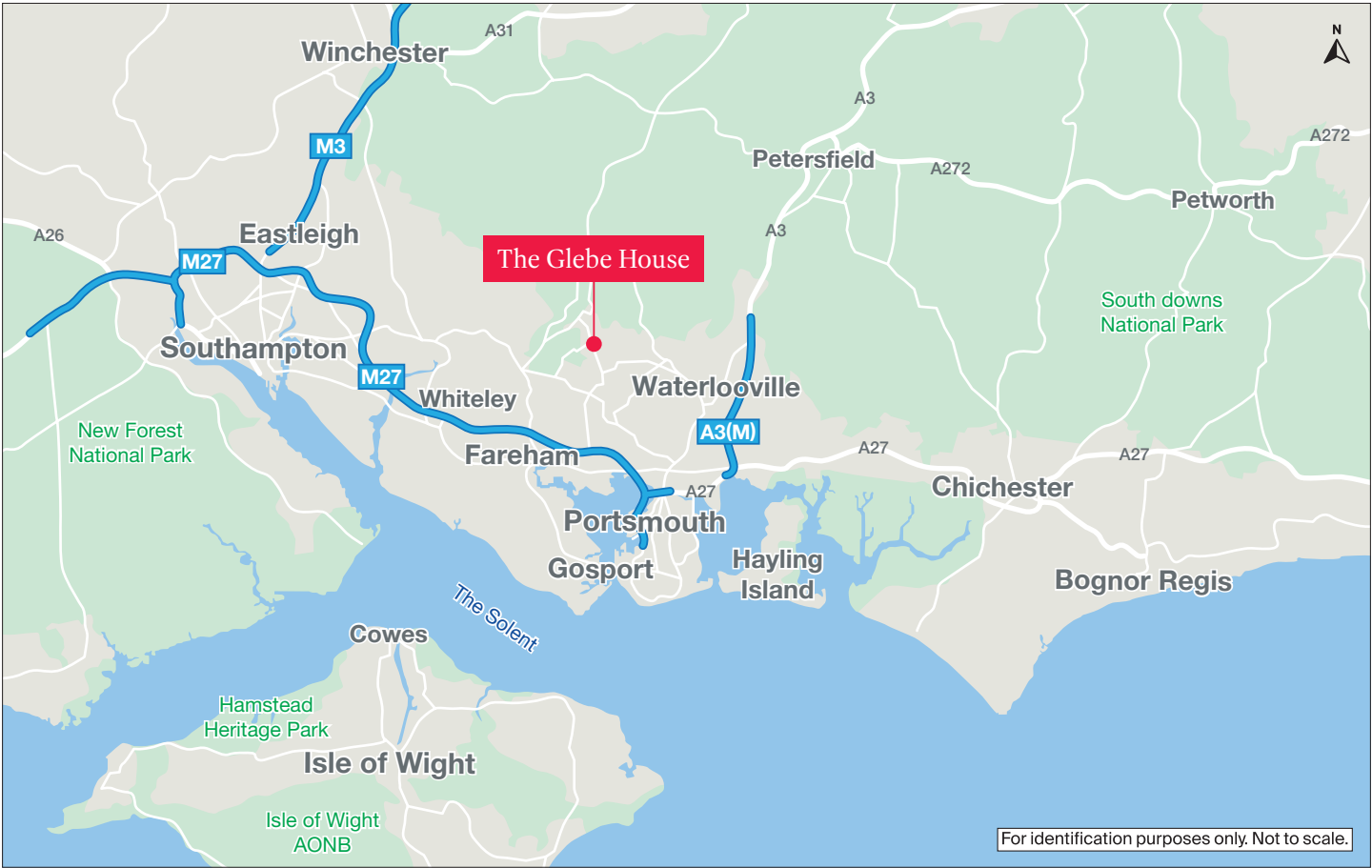
Every detail has been considered in the arrangement of the gardens to ensure that The Glebe House sits in the most attractive, natural setting cleverly designed with an abundance of traditional cottage and country house planting schemes. The gardens form various interlinked rooms including hidden areas accessed through delightful wooded copses, providing an enchanting environment.

A summerhouse, which is currently utilised as an office is found within the grounds, in a sheltered garden which has a fenced children's play area.

The balance of the land is laid to pasture, divided into paddocks.







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 April 2025. Photographs dated DATE TBC. 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.

General Remarks and Stipulations

TENURE

Freehold.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Airsource heat pump for pool. Fibre to the premises. The property has a back-up generator.

LOCAL AUTHORITY AND COUNCIL TAX BAND

Winchester City Council | Council Tax Band H

FIXTURES AND FITTNGS

Items regarded as fixtures and fittings, whether mentioned in the particulars or not are initially excluded from the sale although certain items may be available by separate negotiation.

PLANNING

There is current planning permission to construct a barn with a home office/sitting room/kitchen on the ground floor with two bedrooms and a bathroom on the second floor. Planning number: 22/01895/FUL.

DIRECTIONS

What3Words (PO17 6LJ): [///enveloped.lifeboats.rental](https://www.what3words.com/en/enveloped.lifeboats.rental)

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Knight Frank LLP.



Viewing strictly by appointment only. Please contact the selling agents:

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