

Marwell House

Nr Winchester, Hampshire





A wonderful opportunity to re-model this classic Grade II listed Georgian House with full planning consents, sitting in 44 acres of garden and parkland.

Winchester 6.8 miles (London Waterloo from 60 minutes), M3 (Junction 11) 5.2 miles, Southampton International Airport 7.3 miles, M21 (Junction 7) 7.8 miles
(All distances and times are approximate)

Proposed summary of accommodation – Main House

Ground Floor: Entrance/reception hall | Drawing room | Sitting room | Study | Dining room | Kitchen/breakfast room
Orangery/dining | Rear hall | Boot room | Laundry room | Shower/changing room | Gym | Dog shower | 2 cloakrooms

Cellar: Wine store | Two storerooms

First Floor: Principal bedroom with adjoining dressing room and bathroom | Four further double bedrooms each with adjoining bathrooms/shower rooms

Existing summary of accommodation – Coach House

Entrance | Sitting room | Kitchen/breakfast room | Utility room | Double bedroom with adjoining dressing room and bathroom
Further double bedroom with adjoining shower room | Private walled garden

Existing summary of accommodation – Gym/Home Office


Triple garage for 6 to 8 cars with storeroom | Laundry room | Gardener’s WC | Boiler room


First Floor: Gym/studio with eaves storage | Kitchen | Home office and bathroom and further under eaves storage room


Tennis court | Two walled gardens | Expansive parkland | Paddocks | Woodland


Situation


Marwell House lies approximately 1 mile from the village of Owslebury. The village includes a Norman church of St Andrews a good public house, a cricket and football ground as well as a well-regarded village school.

 The Cathedral city of Winchester is just under 7 miles offering a wide range of shopping, theatres, cinema, restaurants and leisure facilities.

 Communications are good with a fast and regular train service from Winchester to London Waterloo from 60 minutes as well as the M3 motorway being 5 miles from the property, giving access to Basingstoke and to the south via the M27 bringing the south coast and The Solent to within half an hour's drive.

 There are many bridleways and public footpaths in the immediate area providing excellent walking and hacking country. There are no public rights of way across the property.

 Golf can be found at Hockley (5 miles) and at the Royal Winchester. Fishing can be found on the Hampshire Chalk Streams at the Itchen and Test. Sailing on the Solent with its many marinas. Racing at Salisbury to the West or Newbury to the North as well as Goodwood and Fontwell to the East. Opera can be found at The Grange, New Alresford for the summer season.

 Schooling is particularly well renowned within the area with several preparatory and senior schools found in and around Winchester such as Twyford School, Pilgrim's School, St Swithun's School for girls, Prince's Mead, Winchester College and Peter Symond's Sixth Form College.



Marwell House

Marwell House, known earlier as Marwell Lodge is Grade II listed and dates from the 18th century and was originally part of the Marwell Hall Estate of some 1,740 acres. The house has been stripped out by the current owners and has full planning consent to re-instate the house with four – five reception rooms, a well-appointed kitchen/breakfast room and five bedrooms with adjoining bathrooms on the first floor.

In addition, the planning consent links the main house to the courtyard belonging to the Coach House in order to create boot rooms, laundry rooms and a gym. The works have been costed and gives a wonderful opportunity for an incoming buyer to create their own family home with the possibility of living in the Coach House whilst the works are undertaken.

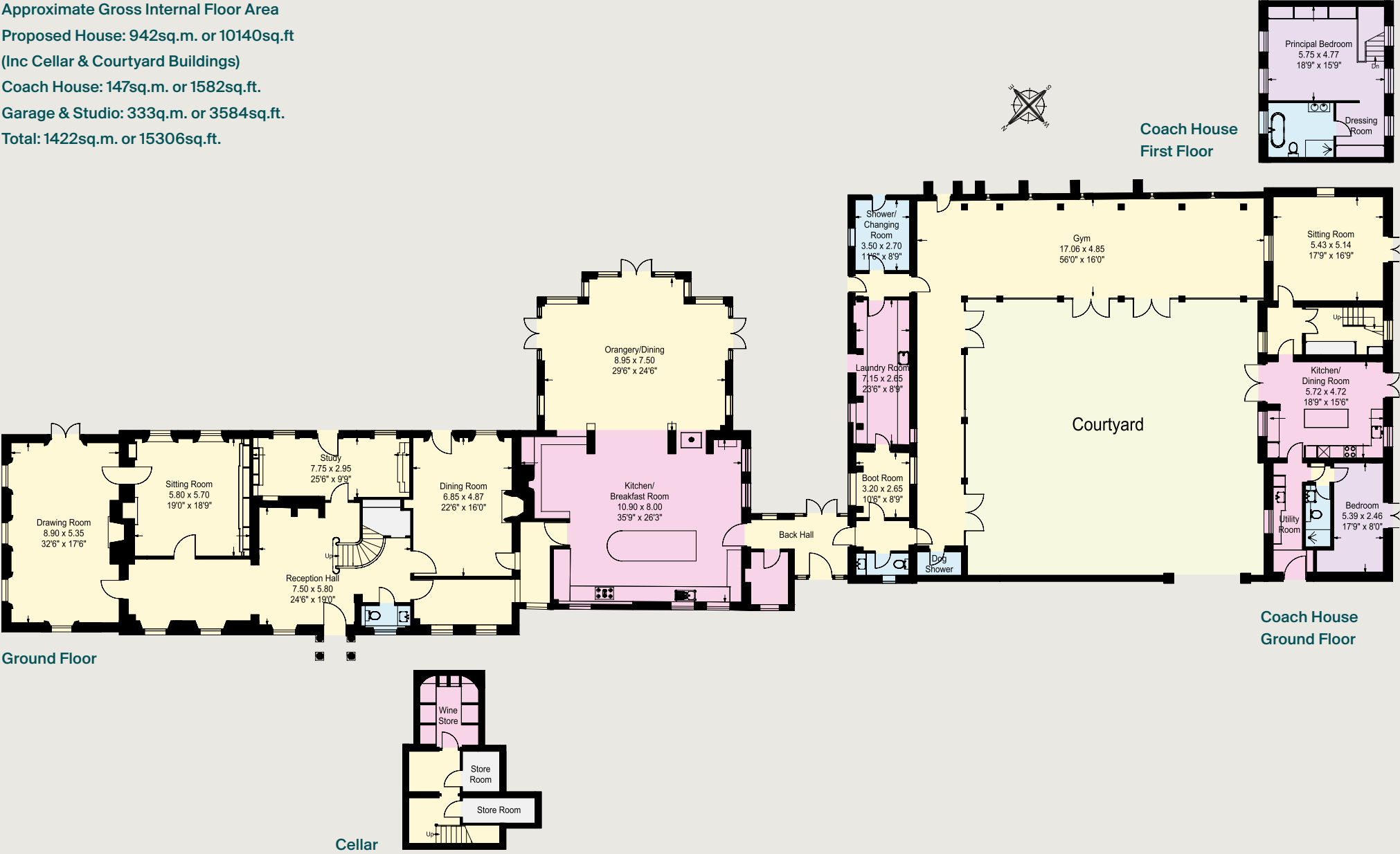
This Georgian House, sitting in a parkland setting, holds great character and charm with most of the accommodation facing south overlooking its wonderful grounds. The ground floor has been refurbished with underfloor heating, limestone floors and joinery in the sitting room and study.

Much of the existing garden was designed by Cecil Pincent in 1938 for the then owner, the American, Mr Arthur Jeffress. This period was responsible for the design of the impressive sweeping drive, by which one approaches the house through large ornate wrought iron gates.



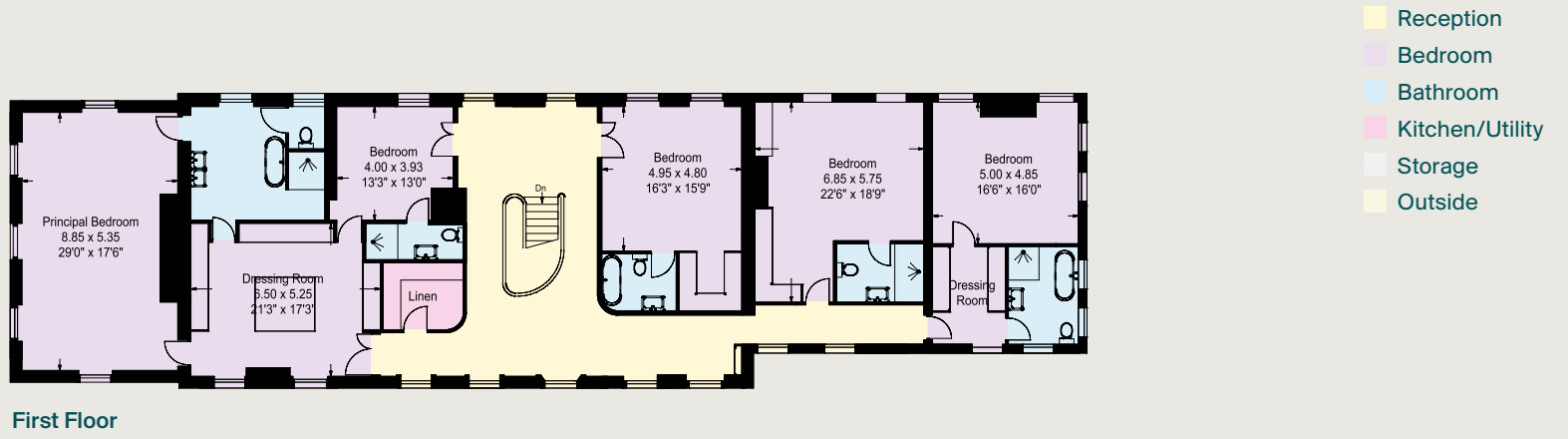
EXISTING & PROPOSED FLOOR PLAN

Approximate Gross Internal Floor Area
Proposed House: 942sq.m. or 10140sq.ft
(Inc Cellar & Courtyard Buildings)
Coach House: 147sq.m. or 1582sq.ft.
Garage & Studio: 333q.m. or 3584sq.ft.
Total: 1422sq.m. or 15306sq.ft.



NB: The ground floor, the orangery and kitchen layout are proposed. The rest is original. 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.

EXISTING & PROPOSED FLOOR PLAN



Coach House

The Coach House, offering approximately 1,582 sq ft of living accommodation has been meticulously renovated and modernised to create a wonderful two-bedroom cottage overlooking its own private walled garden.





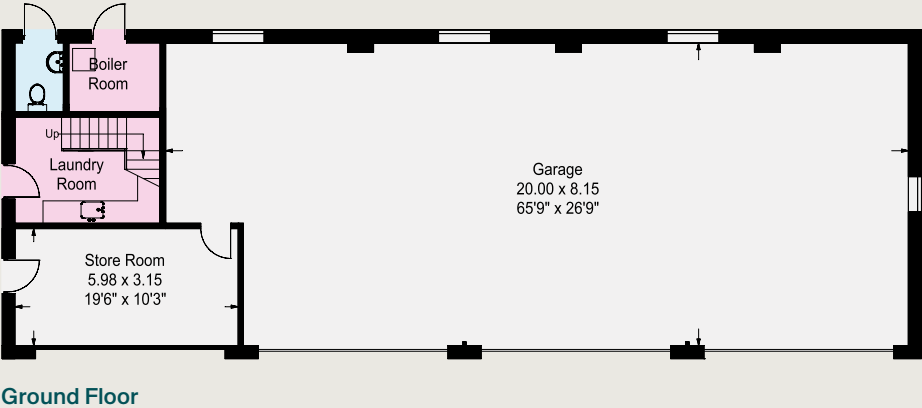
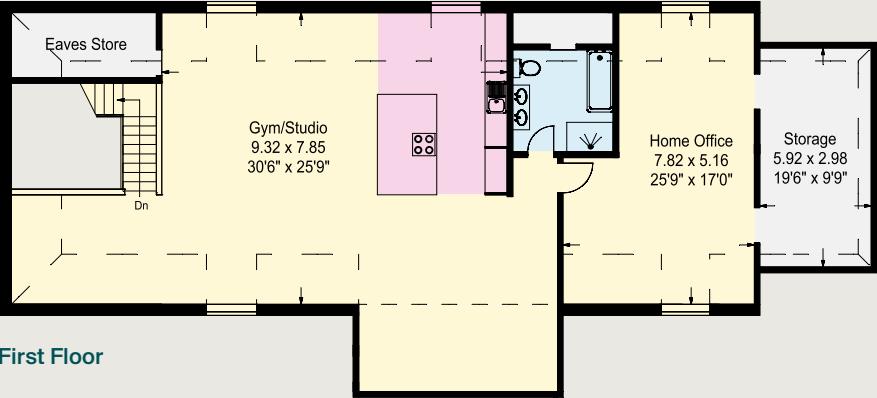
Home Office/Gym

The current owners have also constructed a large four-bay garage building with storeroom/workshop, capable of storing 6-8 cars with underfloor heating, ideal for a car collection.

Above is a spacious gym/studio, kitchen, home office and bathroom. As a whole it offers a further 3,584 sq ft of usable space.



Approximate Gross Internal Floor Area
Garage & Studio: 333q.m. or 3584sq.ft.



Garden and Grounds

The full extent of the garden and grounds are 43.64 acres comprising of paddocks, parkland, formal gardens and woodland.

To the southwest is the drive that sweeps round to the front of the property flanked to either side by parkland and some woodland.

On the south side of the house, a terrace runs the entire length of the building onto which the principal reception rooms open.

To the north east of the house is a large area of woodland, whilst to the south and south east, beyond the walled garden and formal gardens is a large area of parkland.

Across the lane, is an area of paddock which sits in approximately 5.8 acres.





Property Information

Services

Mains electricity, mains water, private drainage
and oil central heating.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Hampshire County Council: 01962 841 841

Council Tax

Main House: Band H

Coach House: Band A

EPC Rating

Main House: Not registered

Coach House: D

Directions

Postcode: SO21 1JF

What3words: ///knee.crouch.regrowth

Fixtures and Fittings

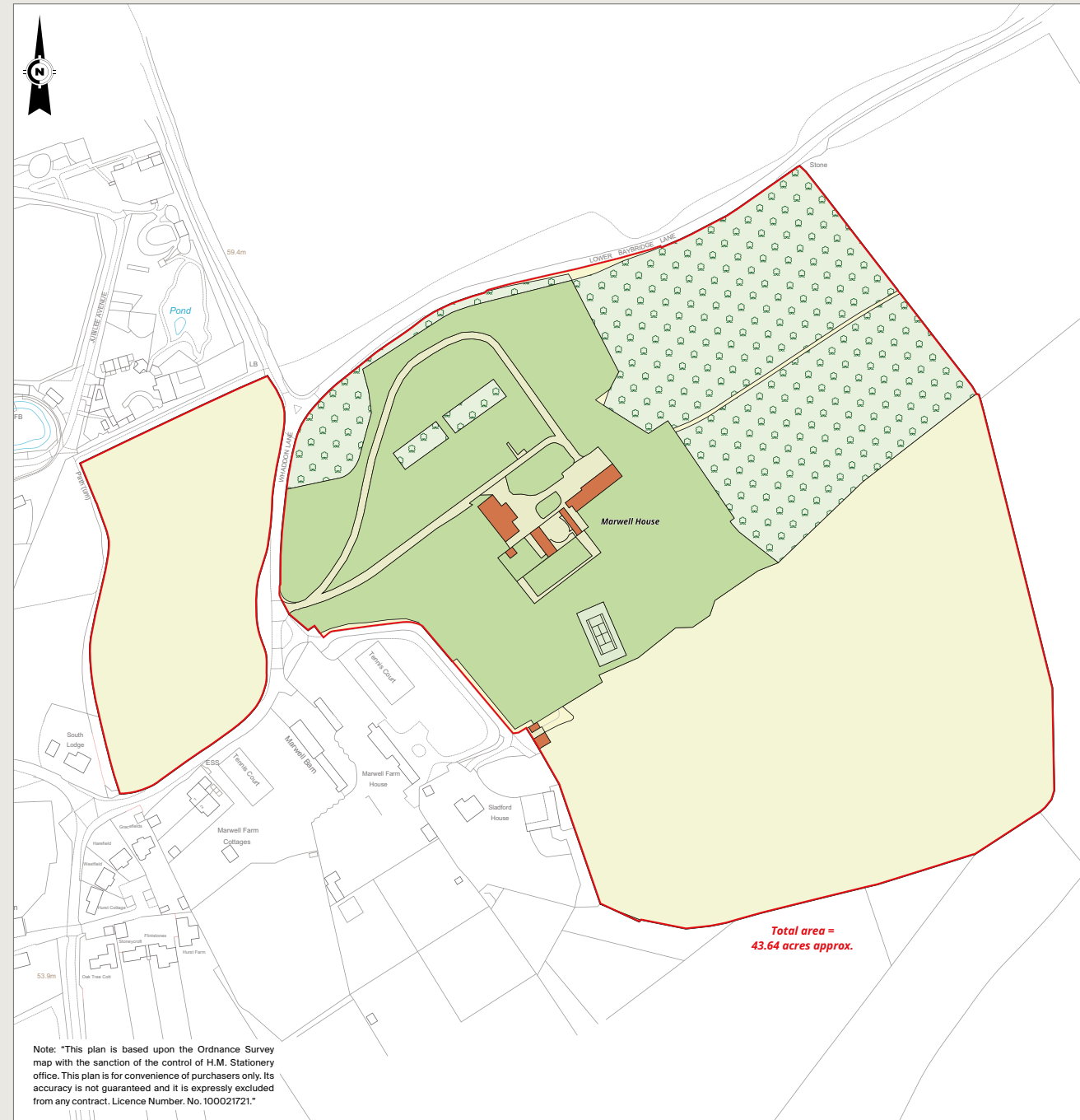
All curtains, pelmets, poles, blinds, light fittings, garden ornaments and garden statuary are excluded from the sale, but may be available by separate negotiation.

Viewings

Strictly by appointment with the selling agent,
Knight Frank LLP.

Guide Price

£8,750,000



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