



Westland House Winchester Road, Upham - SO32 1HJ

In Excess of £1,100,000

WHITE & GUARD



# Westland House Winchester Road

Upham, Southampton

Combining both design and modern family living, this unique home comes with wonderful countryside views and is set at the very end of a quiet no through lane. This deceptively spacious five bedroom family home comes with an outdoor heated swimming pool, double garage with two bedrooms above and both of which are ensuite. The property is laid out with accommodation on the ground floor briefly comprising an entrance hall, stunning fully integrated kitchen/breakfast room, utility room, dining room, study and stunning 22ft sitting/garden room complete with large light lantern and bi-folding doors out onto the rear patio area.

## INSIDE

The house itself is approached via a pathway leading to a covered entrance porch and double-glazed front door with matching windows to either side which leads through to a well-proportioned entrance hall. From the hallway there is a staircase with oak and glass balustrade leading to the first floor. The oak effect flooring from the hallway continues through to the first room on the right which is accessed by a set of double wooden doors from the hallway. This room is currently being used as a second lounge/TV room but could also be a formal dining room if required. A large bright room, this room has a double-glazed window to the front with two attractive porthole style windows to the side. There is then a feature fireplace on one wall with an opening at the other end of the room leading through to a study which has a set of double-glazed French doors to the rear and a double-glazed window to the side overlooking the driveway.

The heart of the house is the thoughtfully designed kitchen/breakfast room which is fitted with a matching range of beautiful 'Poppy Red' wall and base units complete with oak worktops and a breakfast bar. There are also a range of built-in appliances including a microwave combination oven, a gas hob and dishwasher with the room also benefitting from ceramic tiled flooring and spotlights.







To one side of the kitchen there is a storage cupboard with door to the side leading through to a good size utility room which has a double-glazed window to the side with a matching range of cream wall and base units. There is a single bowl sink unit, plumbing space for automatic washing machine and further appliance space together with hanging space for cloaks and a conveniently located modern downstairs cloakroom. To one side of kitchen/breakfast room a set of glazed wooden doors then lead through to a stunning sitting/garden room with a large light lantern and windows in addition to a set of French doors and a set of bi-folding doors leading out onto the rear patio area and overlooking the garden and swimming pool.

On the first-floor landing there is a door to one side leading through to a lovely light and well-proportioned master bedroom which has windows to the front and two sets of Juliette balconies overlooking the garden and pool. A door leads through to a modern ensuite shower room with suite comprising a fitted shower cubicle, wash hand basin with cupboards below and WC. There are two further double bedrooms on the first floor (one with sliding extensive wardrobes which is currently used as a dressing room) together with a beautifully appointed family bathroom and separate shower room. The staircase with oak and glass balustrade leads to the second floor with a large landing area and two further double bedrooms.

#### OUTSIDE SPACE

To the front of the property (between the house and the car port) there is a large shingle driveway providing ample off-road parking for a number of vehicles. The barn style car port has a large internal storeroom and further storage cupboard within. Two further good-sized rooms are above the car port; each with ensuite shower rooms. The room on the left is accessed via an external staircase and the room on the right using an internal staircase. To the rear of the property (which can be accessed directly via a large side gate), there is a large patio area leading to the swimming pool and the main part of the garden which is laid to lawn with hedgerows marking the boundaries. There is a shower room located conveniently next to the pool which can be accessed directly from the garden. The adjoining farmland provides impressive views to both the front and rear of the property.





## LOCATION

The property is in Lower Upham with good road transport links to Winchester (11 miles), Southampton (13 miles) and Portsmouth (13 miles). Bishops Waltham's pretty village centre is only a few minutes away providing convenient amenities.

The house itself is found just off Winchester Road (which runs from Bishops Waltham through to Fisher's Pond) and is situated towards the end of a no-through route gravel track. There is only one neighbouring property at the end of the lane. The site falls within the boundary of the South Downs National Park and under Winchester City Council.

## SERVICES

The property benefits from mains water and electricity. The property has a private LPG Gas tank. Drainage is via a recently installed (May 2022) and Binding Regulations compliant Condor ASP08 Sewage Treatment Plant coupled with a newly installed (October 2023) French drain complete with twin pumpstation.

Please note that none of the services or appliances have been tested by White & Guard.

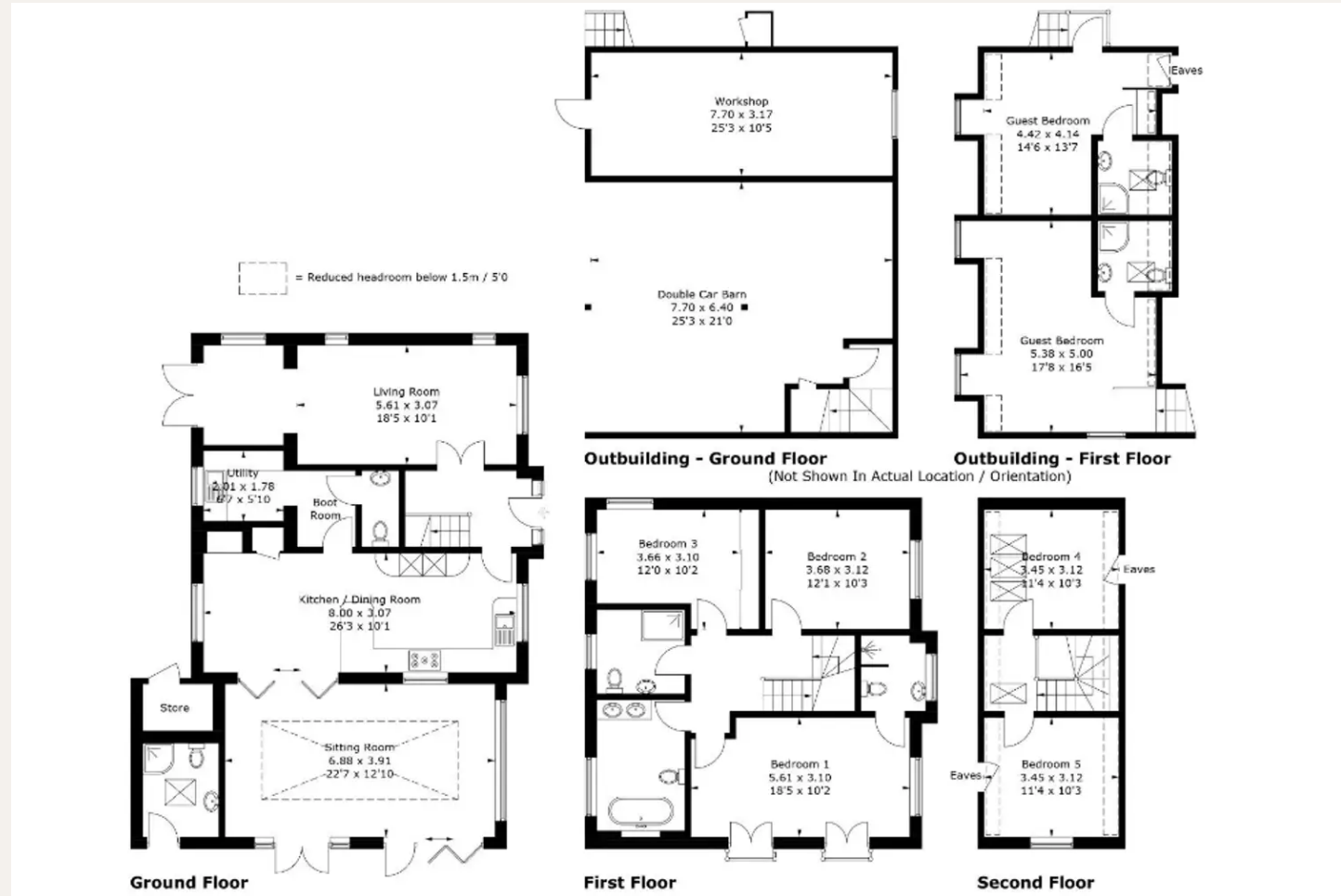
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