

# THE OLD RECTORY

Bishops Waltham, Hampshire



# AN ELEGANT GRADE II LISTED GEORGIAN FAMILY HOUSE SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS ON THE EDGE OF THIS VIBRANT MARKET TOWN

## Summary of accommodation

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Study | Sitting room | Utility room | Shower room  
Orangery | Cellar with games room and workshop

Principal bedroom with en suite bathroom | Six further double bedrooms | Two bathrooms

Carport with garden store | Shepherds hut | Further outbuildings | Swimming pool | Tennis court

**In all about 1.67 acres**

**Distances:** Winchester 10.4 miles (London Waterloo from 60 minutes), Central Southampton 11.5 miles  
(All distances and times are approximate)



## THE OLD RECTORY

Built in 1805 and serving as a rectory until 1962, the property has been sympathetically maintained to offer gracious, well-proportioned accommodation typical of its period.

Approached via timber gates, a sweeping gravel drive provides ample parking beside the house and garaging. The charming façade features a pillared porch with a striking fanlight and wisteria draped across the elevation. Inside, a welcoming reception hall leads to stunning principal rooms. The drawing room is exceptionally bright, with full-height Georgian sash windows, doors to the terrace and a feature fireplace with wood burner. The dining room is equally impressive, also with full-height windows and period detailing.





The spacious kitchen/breakfast room is the heart of the home, featuring an AGA, central island and ample space for informal dining, with access to a cosy snug with an oak-beamed fireplace. Additional ground floor rooms include a study—believed to have once been the rector’s office—plus utility, cloakroom and orangery.

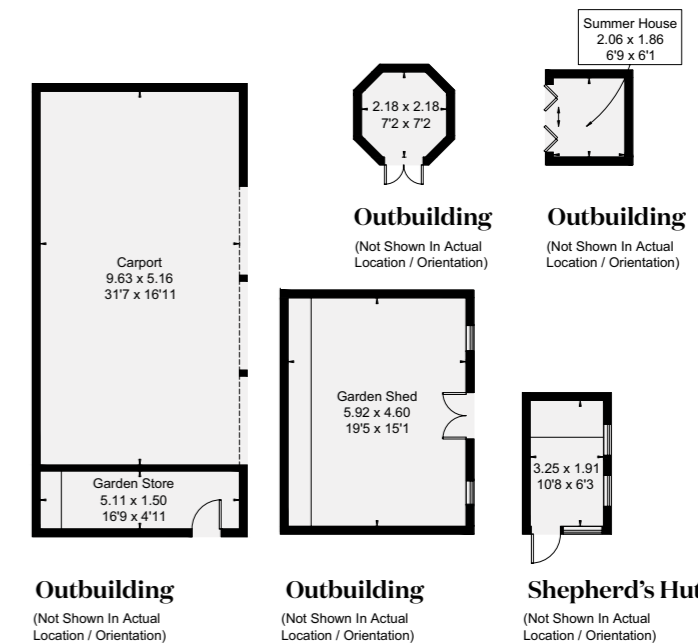
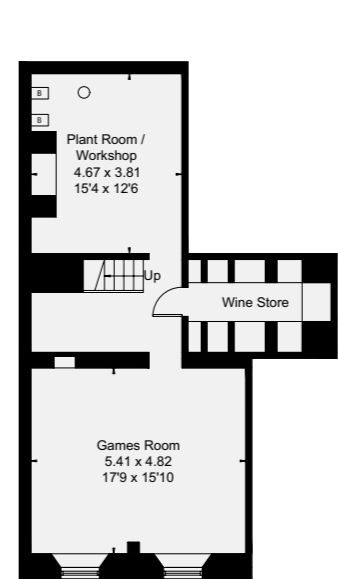
Upstairs, the principal suite enjoys garden views and an adjoining bathroom. There are six further bedrooms and two bathrooms, offering flexible family accommodation. The cellar provides a games room, wine store and workshop.

The gardens are a particular highlight, with a south-westerly aspect, formal lawns, croquet lawn and views towards the church. A tennis court, swimming pool with pavilion, orchard and woodland walk create a superb outdoor lifestyle, complemented by outbuildings with potential for conversion.

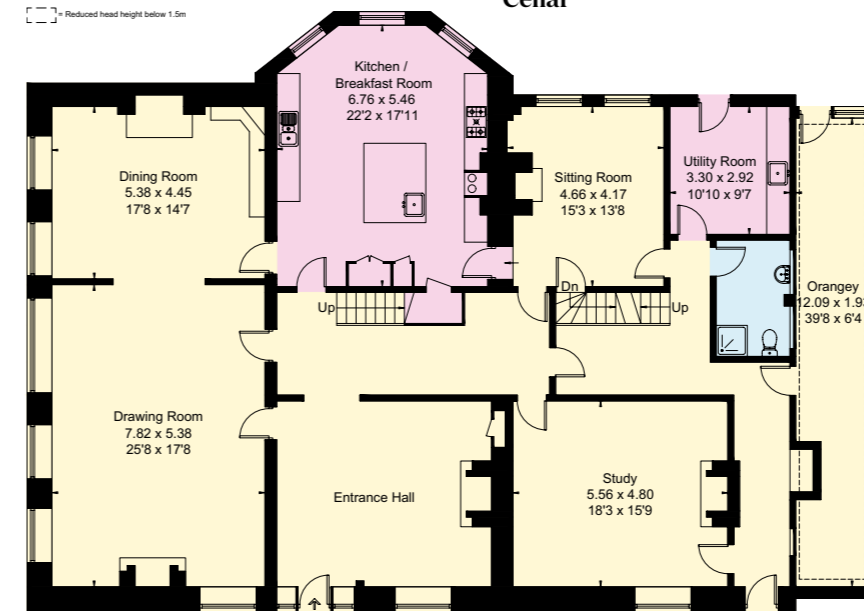




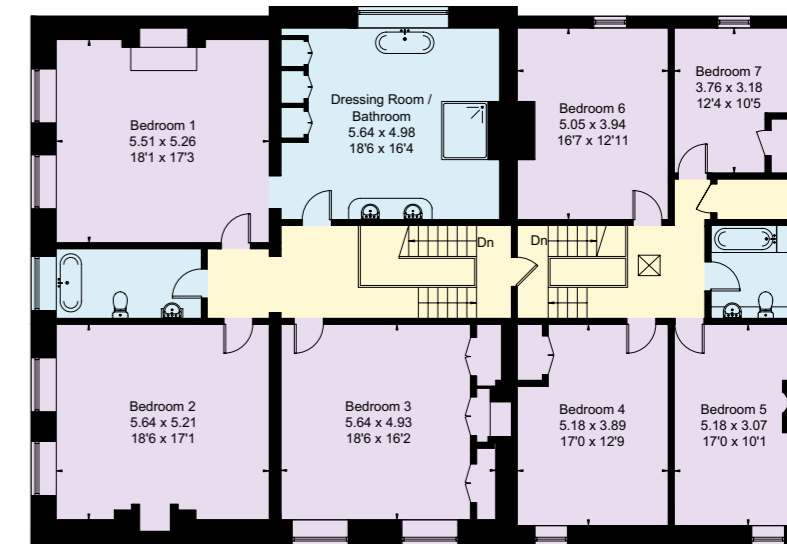
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Reduced head height below 1.5m



Ground Floor



First Floor

Approximate Gross Internal Area = 577.0 sq m / 6212 sq ft  
 Outbuildings = 98.0 sq m / 1063 sq ft  
 Total = 675.0 sq m / 7275 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## LOCATION

The Old Rectory enjoys a prime setting adjacent to St Andrew's Church in the charming market town of Bishop's Waltham, at the southern end of the picturesque Meon Valley. Surrounded by beautiful countryside on the edge of the South Downs National Park, the property is ideally located within walking distance of the town centre. Here, a thriving community offers a variety of restaurants, pubs, cafés, independent shops, a post office and a doctor's surgery.

The property is well positioned for excellent communications. Winchester has fast services to London Waterloo from about 60 minutes, while Botley station (around 4 miles away) offers additional connections. Southampton International Airport is also conveniently close.

The area offers a wide range of leisure and sporting opportunities, including golf clubs, countryside walks and horse racing at nearby Salisbury, Goodwood and Newbury. More extensive shopping, dining and cultural amenities can be found in the cathedral city of Winchester, as well as Southampton and Portsmouth.

There is an excellent selection of highly regarded schools in the area, including Winchester College, St Swithun's, Prince's Mead, The Pilgrims' School, Twyford School, Bedales, Churcher's College and The Portsmouth Grammar School.

## PROPERTY INFORMATION

**Tenure:** Freehold

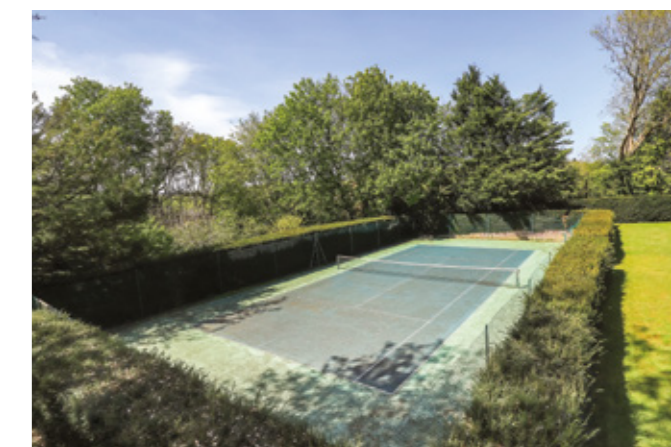
**Services:** Mains water, electricity gas and drainage.

**Local Authority:** Winchester City Council

**Council Tax:** H

**EPC:** C

**Post Code:** SO32 1PW



We would be delighted  
to tell you more.

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