



2 Poplar Cottage Upham Street, Upham - SO32 1JA
£840,000

WHITE & GUARD

2 Poplar Cottage Upham Street

Upham, Southampton

Dating back approximately 450 years and reputedly the oldest house in Upham Village, this exceptional residence beautifully combines centuries of heritage and character with thoughtfully designed contemporary comforts, creating an outstanding and highly functional three-bedroom family home. Set on a secluded plot which extends to a third of an acre the property also provides a detached self-contained annexe which currently produces a net income of approximately £1500 per month. The main living quarters provide a wealth of accommodation which includes a striking 24ft kitchen dining family space and a characterful sitting room which showcases exposed beams and a log burning fire.

LOCATION

Steeped in history the village of Upham has a thriving community and also has a popular C of E Primary School, recreation ground, church, village hall, two pubs, a village pond and even its own football club. The village is also a favourite starting point for country walks due to it being surrounded by beautiful countryside within the South Downs National Park. Southampton Airport is only 30 minutes away with Eastleigh and Parkway main line railway stations also being with easy reach. The pretty market towns of both Bishops Waltham and Wickham are also close-by, as are all main motorway access routes, enabling direct access to the Cathedral City of Winchester, Portsmouth, Southampton, Chichester, Guildford and London.

- EXCEPTIONAL THREE-BEDROOM FAMILY HOME
- SECLUDED PLOT OF APPROX. 1/3 ACRE.
- STUNNING 24FT OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM
- DETACHED SELF-CONTAINED ANNEXE
- GENEROUS DRIVEWAY WITH AMPLE PARKING
- TIMBER-FRAMED ART STUDIO
- BEAUTIFULLY LANDSCAPED WRAPAROUND GARDENS





An open timber-framed porch leads to a traditional wooden stable door, which opens into the sitting room, forming part of the original house. Rich in character, this charming reception room features wooden parquet flooring, exposed ceiling beams and a magnificent inglenook fireplace with an inset log-burning stove and a beamed mantel above, creating a warm and inviting focal point. Towards the front of the room is a delightful, additional seating area which affords a lovely outlook over the secluded lawned front garden. Adjacent to the sitting room is another characterful reception room, currently in use as a study and provides a variety of uses to suit.

During 2010/11, the current owners undertook an extensive programme of improvements, including the creation of an impressive L-shaped, single-storey extension beneath a pitched roof, significantly enhancing the property's living accommodation. The inner reception hall, illuminated by a striking roof lantern that floods the space with natural light. From here, stairs rise to the first floor, while doors provide access to a contemporary shower room and a generously proportioned double bedroom. Beautifully appointed, the shower room features twin vanity wash basins, a walk-in shower, WC and heated towel rail. A particularly attractive feature of the reception hall is the exposed brickwork and timber-framed wall, providing a charming reminder of the home's rich heritage and seamlessly blending old and new. Flagstone tiled flooring with underfloor heating runs throughout the extended area.

Undoubtedly the hub of this wonderful home is the impressive 24ft kitchen/dining/family room, a superb open-plan space enjoying a dual aspect and delightful views over the wrap-around gardens. The kitchen is fitted with a comprehensive range of matching base units, complemented by granite work surfaces incorporating an inset double sink and providing space for a range-style cooker. Thoughtfully designed for modern family living and entertaining, the room extends into dedicated dining and seating areas and also features an exposed brick and timber-framed wall, which conceals a generously sized walk-in pantry and provides another wonderful reminder of the property's historic origins. Completing this exceptional space is a vaulted glass roof, which floods the room with natural light. A purposeful 19ft utility area provides an excellent range of storage options alongside an inset butler sink, space and plumbing for a washing machine, dishwasher and tumble dryer. Completing the ground floor accommodation is a cloakroom.



The first floor provides access to two good size double bedrooms which includes a notable master room with a raised dressing area. Both bedrooms are serviced by a family bathroom suite which comprises a panel enclosed bath, vanity unit with inset WC and wash hand basin and a heated towel rail.

OUTSIDE

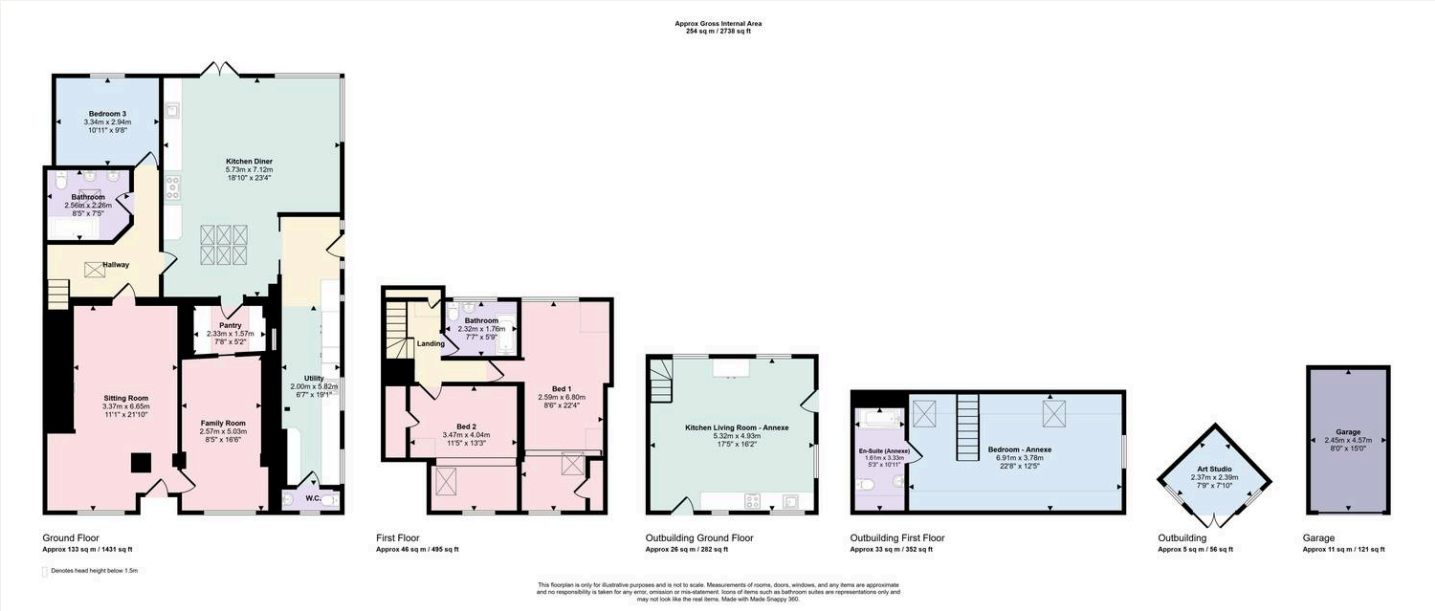
The beautifully landscaped gardens wrap around the property and are predominantly laid to lawn, bordered by an array of mature trees, established shrubs and well-stocked planting beds that provide colour, privacy and year-round interest. Extending from the kitchen is an attractive block-paved sun terrace, perfectly positioned for al fresco dining and relaxing with a glass of wine whilst enjoying the peaceful surroundings. Further enhancing the outdoor space are a timber-framed art studio and storage shed.

SERVICES

Water, electricity, Oil heating system and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

- WINCHESTER COUNCIL BAND E
- EPC RATING C
- FREEHOLD



DISCLAIMER
These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

T: 01489 893946
Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX
E: bishopswaltham@whiteandguard.com
W: whiteandguard.com

