



Spencer Place
Sandy Lane
Waltham Chase
SO32 2LR

Byrne & Co

ESTATE AGENTS

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SPENCER PLACE

PRICE: £1,640,000 Freehold

- * **Main house of about 3,400 sq ft ***
- * **6 Bedrooms ***
- * **4 Bathrooms (2 en suite) ***
- * **Drawing room ***
- * **Dining room ***
- * **Sitting room ***
- * **Kitchen and Breakfast rooms ***
- * **Gardens and grounds ***
- * **Detached cottage ***
- * **Oak framed car lodge ***
- * **Pod-point 7kW EV charger ***
- * **Tesla Power Wall 2***
- * **20 Panel Solar Array 5.4 kWp ***
- * **Attractive rural location ***
- * **Approx 1.85 acres (STMS) ***

The Property

Spencer Place is an outstanding Elizabethan house, with an abundance of solid oak beams throughout. It is attractively positioned at the end of a gravel drive, alongside an oak framed car lodge/triple garage with a first floor music room/office. The house has been Listed Grade II for its historic significance.

Standing nearby is The Bothy, a newly refurbished detached cottage with approval for holiday letting or perfect as an annexe if required. It stands alone so ideal for conversion to a larger house (STPP).

The grounds of the property include lawns, a vegetable garden and a field with photo voltaic array.

Inside the main house, the kitchen is smartly equipped with handmade burr oak cupboards and an oil-fired Aga. Elsewhere, the solid oak floors, open hearths and good ceiling heights of the principal reception rooms make this a wonderful home for entertaining. There are four first floor bedrooms and two on the second floor. These are served by four bathrooms, including two en suite and a ground floor shower room. As with all buildings of great age, which have evolved over the years, there is scope for each new custodian to carry on the work of conservation and improvement.

The Location

Sandy Lane is a quiet, rural road, leading southwest from Waltham Chase at the southern end of the Meon Valley. Wickham and Bishops Waltham are close by and both offer a good range of local amenities.

SERVICES: Mains electricity and water supply. Private cesspit drainage system*, Oil fired central heating*, Solar panels and Tesla Power Wall*.

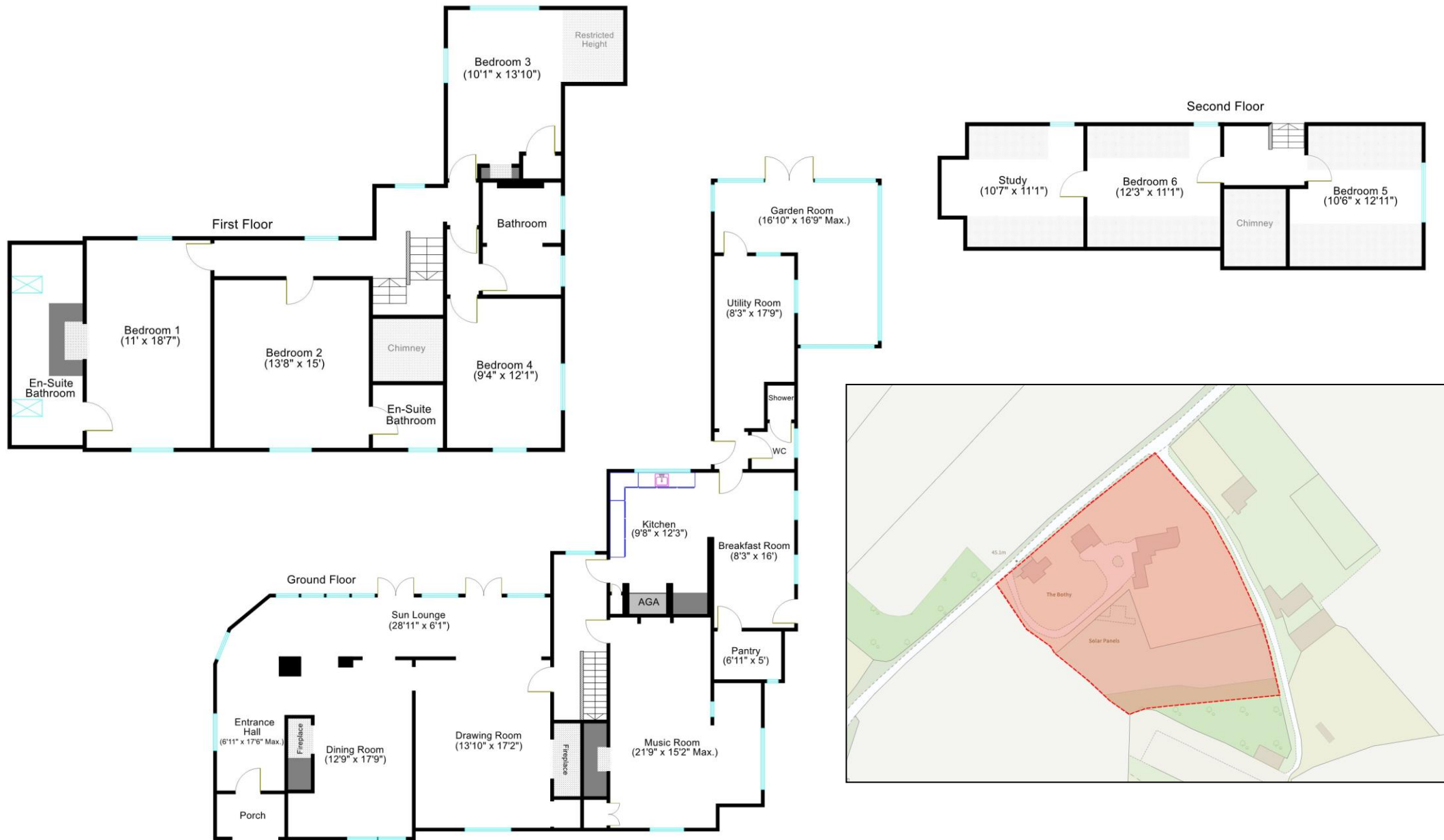
TENURE: Freehold.

LOCAL AUTHORITY: Winchester.

COUNCIL TAX BAND: H

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.





Total approx internal floor area of the main house: 3,409 sqft/ 316.8 sqm

Floor Plan for identification and guidance purposes only.

The boundaries on the attached map are approximate and are for identification



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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