



Closewood House | Newlands Lane | Denmead | Waterlooville | Hampshire, PO7 6TP

FINE & COUNTRY

£1,595,000 - Freehold



### Features

- A Stunning Detached Country Home
- Five / Six Bedrooms
- Four Reception Rooms inc. 21' Drawing Room
- Wine Cellar, Boot Room & Utility Room

### PROPERTY SUMMARY

Closewood House is a quintessential period country residence, set within approx. 5.96 acres of landscaped gardens and private woodland. Beyond its elegant façade, the home offers 3,546 sq ft of versatile family living, blending timeless character with generous modern comfort. Inside, features abound with ceiling

beams, open fireplaces, flagstone floors and bespoke book shelving all contribute to the home's warm, historic charm. A sweeping gravel driveway leads to the full width veranda and welcoming reception hall, from which the principal rooms unfold. These include a 21' drawing room, dining room, kitchen/breakfast room, sitting room, boot room, cloakroom and

a utility/cellar room. Upstairs, the first floor offers five to six bedrooms, including a feature family bathroom and an additional shower room, providing ample accommodation for family and guests. An external home office (which is ideal for those wishing to work from home), a spacious versatile barn and a greenhouse further enhance the lifestyle



appeal of this property. The manicured gardens create a tranquil sanctuary with rectangular lily pond, a stream, tennis court along with far reaching views across rolling lawns and towards the woodland beyond. Whether enjoyed for family life, entertaining or peaceful retreat, Closewood House is a rare blend of elegance, space and rural serenity, the village of Denmead is close by with a variety of shops, frequent train services from both Havant and Petersfield connect directly to London Waterloo and sought-after schools including Ditcham Park, Bedales and Churcher's College are within easy reach. Viewing is strongly recommended to appreciate both the accommodation and the setting.

#### ENTRANCE

Remote controlled gated entrance leading to a sweeping driveway, which continues to the front of the house. Curved veranda with supporting pillars, flagstone terrace and main front door with glazed panel over leading to:

#### RECEPTION HALL

12' 1" x 11' 0" (3.68m x 3.35m) Exposed beam to ceiling, flagstone flooring, controls for central heating, dimmer switch, doors to primary rooms, radiator, built-in book shelving.



#### DRAWING ROOM

21' 8" x 14' 10" (6.6m x 4.52m) Full height windows to front aspect with shutters and full height French doors leading to covered veranda, ornate ceiling coving, twin windows to side aspect with radiators under, central chimney breast with marble surround fireplace, central ceiling rose, dimmer switch.

#### DINING ROOM

17' 3" x 12' 2" (5.26m x 3.71m) Twin full height French doors leading to covered veranda with panel shutters, radiator, stripped and stained floorboards, chimney breast with granite surround fireplace, exposed beam to ceiling, door to:

#### KITCHEN

15' 11" x 11' 7" (4.85m x 3.53m) French doors with shutters leading to covered veranda, L shaped work surface with cupboards under, Miele dishwasher with matching door, butler style twin sink with mixer and vegetable taps and drainers to either side, window to side aspect overlooking garden, range of further distressed grey fronted units with wood block work surface, tiled splashback, matching wall units with open display shelving and plate racks, door to dining room, solid Oak flooring, free standing blue Aga with six ring hob and ovens under, Aga extractor hood, fan and light over, ceiling spotlights.

#### REAR WEST WING

#### MAIN HALLWAY

Balustrade staircase rising to first floor with understairs storage cupboard, radiator, stripped and stained floorboards, doors to primary rooms.

#### CLOAKROOM

Original Crapper w.c., with chrome furniture and wooden seat, radiator, window to rear aspect, vanity unit with wooden pillared legs and an oval wash hand basin with mixer tap, flagstone flooring.

#### UTILITY ROOM

15' 11" maximum, decreasing to 10' 1" x 10' 9" (4.85m x 3.28m) L shaped, single drainer sink unit with cupboards under, raised plinth with washing machine point, floor drain away, low level window to rear aspect, central chimney breast with free standing boiler with pump system supplying domestic hot water and central heating (not tested), range of shelving, space for fridge/freezer, door to:

#### WINE CELLAR

Brick pillars with slate shelving.

#### BOOT ROOM

9' 2" x 5' 8" (2.79m x 1.73m) Door with window to one side leading to rear garden, tiled flooring, borrowed light window to hallway, door to den/snug, door to:

#### PANTRY / LARDER

5' 9" x 4' 0" (1.75m x 1.22m) Automated lighting, range of shelving, tiled flooring.

#### SITTING ROOM

14' 11" x 11' 6" (4.55m x 3.51m) Built-in fireplace, range of shelving with storage cupboards under, ceiling spotlights, access to rear loft space, window overlooking garden, radiator.

#### FIRST FLOOR

Mezzanine landing, stairs leading to primary landing, steps leading to rear wing.

#### BEDROOM 4

15' 7" x 10' 6" (4.75m x 3.2m) Built-in double doored wardrobe with hangingspace and shelving, sash window to rear aspect overlooking garden and outbuildings, radiator, chimney breast with surround fireplace, deep built-in airing cupboard to one side with hot water cylinder and pump system, range of shelving.

#### PRIMARY LANDING

Steps up to east wing.



## EAST WING

### BEDROOM 2

15' 0" x 12' 10" (4.57m x 3.91m) Low level window to front aspect with plantation shutter blinds, radiator, feature arched window to side with matching blinds, built-in double doored wardrobe with hanging space and shelving, chimney breast with surround fireplace, built-in shelving and cupboard to one side.

### BEDROOM 5

15' 1" x 8' 11" decreasing to 6'0" at narrowest point (4.6m x 2.72m) Built-in double doored wardrobe with hanging space and shelving, radiator, window to side aspect with plantation shutter blinds and feature arched fan over, dimmer switch.

### SHOWER ROOM

5' 10" x 5' 10" (1.78m x 1.78m) Shower cubicle with sliding panelled door, radiator, close coupled w.c., wash hand basin with mixer tap and tiled splashback, mirror, tiled flooring, window to rear aspect, ceiling spotlights.

### BEDROOM 1

17' 4" x 12' 8" (5.28m x 3.86m) Central chimney breast with wood surround fireplace and shelving to one side, window overlooking front garden, radiator, interlinking door leading to:

### DRESSING ROOM

10' 1" x 8' 10" to front of built-in wardrobes (12'5" x 11'1" max.) (3.07m x 2.69m) Range of floor to ceiling built-in wardrobes to two walls with sliding doors, hanging space and shelving, the wardrobes measure approximately 2'5" in depth, mirror, window to front aspect overlooking garden.

### FAMILY BATHROOM

13' 6" x 5' 7" (4.11m x 1.7m) White suite comprising: panelled bath with telephone style mixer tap to one end with shower attachment, close coupled w.c., radiator, window to rear aspect with blinds, shower cubicle with drench style hood, wash hand basin with mixer tap and cupboards under.

### BEDROOM 3

16' 1" x 11' 11" (4.9m x 3.63m) Low level window to front aspect overlooking garden and driveway, sash window to side aspect.

### OUTSIDE (REAR)

To the rear accessible from the boot room is a paved patio leading onto shingled driveway, brick and flint built log store.

### BARN & OUTBUILDINGS

22' 1" x 15' 5" (6.73m x 4.7m) Lighting, to the rear of the plot is a free standing caravan store, second entrance from main road, underground septic tank.

### GREENHOUSE

11' 3" x 8' 1" (3.43m x 2.46m)

### PRIMARY GROUNDS

Extending approx. 5.96 acres with a curved shingled driveway leading to front of property with covered veranda and access to left hand side of the property leading to further garden, to the right hand side leads to parking and garaging. The garden has manicured hedges, a variety of trees, bushes and shrubs, a large arboretum, tennis court, and behind a curved tall hedge sits a further garden.

### HOME OFFICE

10' 9" x 10' 1" (3.28m x 3.07m) Door to front aspect with windows to either side, pitched roof with high ceiling, covered radiator, windows to side aspect with shutters, lighting and power points, cupboard housing electric meter.

### AGENTS NOTES

Council Tax Band G - Winchester City Council  
Broadband – ADSL/FTTC/FTTP Fibre Checker ([openreach.com](http://openreach.com))  
Flood Risk – Refer to - ([GOV.UK](http://GOV.UK)) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

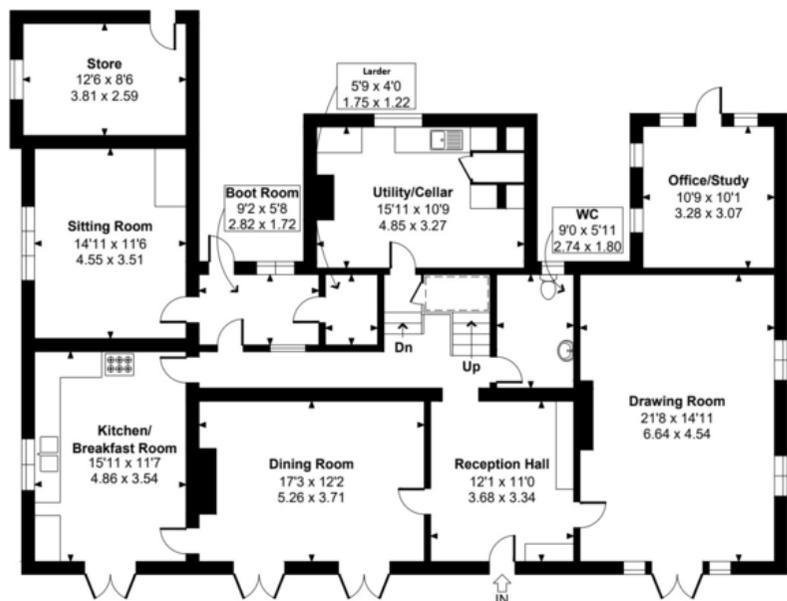


# Closewood House, Newlands Lane, Denmead

Approximate Gross Internal Area = 288.9 sq m / 3110 sq ft  
 Outbuilding = 40.5 sq m / 436 sq ft  
 Total = 329.4 sq m / 3546 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Ground Floor



First Floor

□ □ Indicates restricted room height less than 1.5m.

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied upon as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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