



## Sciviers Lane, Upham, Southampton, Hampshire, SO32

Guide Price £1,750,000 Freehold

A detached period farmhouse with a large self-contained annex and an array of outbuildings in grounds and paddocks of approximately 7.33 acres.

Main bedroom, three further bedrooms, family bathroom and shower room, hall, sitting room, study, family room, kitchen/dining room, utility room, garden room and downstairs WC. EPC Rating: TBC.

Studio/ Annexe: Reception room with dining area, study, bedroom with en suite shower room. EPC Rating: TBC.

Detached secure barn, separate open-sided barn, detached brick-built outbuilding, gardens and paddocks. In all, approximately 7.33 acres.

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## DESCRIPTION

The property is a detached period farmhouse with painted rendered elevations under a slate roof and accommodation over two floors. The current owners have substantially modernised the property which is light-filled and has a lovely blend of characterful features and the practicalities of modern day living. The layout of the house can be seen in the floorplan but of particular note is the large kitchen/dining room with central island and adjoining garden room. There is a cosy sitting room to the front of the house with a double-sided woodburner shared with the study. From the spacious hall, stairs rise to the first floor landing, off which are four bedrooms, and a family bathroom. Outside, the house is approached through electric gates onto a gravel drive with ample parking. There are two detached barns, one of which is open-sided, the other having two sets of roller-blind doors, a mezzanine level above. There is an additional large detached outbuilding which was recently built to create a fabulous self-contained studio or annexe and would be ideal for spill-over accommodation or a home office. Additionally, there is a smaller brick-built outbuilding which has been partially renovated. The land surrounds the property largely to the north and west and is mainly laid to lawn with paddocks. In all, the property lies in approximately 7.33 acres.



## LOCATION

The property is on the southern fringe of Lower Upham, a village just to the west of Bishops Waltham. Bishops Waltham is a pretty market town with a variety of good everyday amenities.

Winchester lies approximately 9 miles to the north-west where more extensive amenities can be found including a train station, providing a direct link to London Waterloo in approximately an hour. Being just beyond the edge of The South Downs National Park, the surrounding countryside is renowned for its beautiful rolling hills and outdoor pursuits. Popular schools in the area include Winchester College, St Swithun's School, Twyford Prep School and Peter Symonds College.

## LOCAL AUTHORITY

Winchester City Council. Band E.

## SERVICES

Mains water and electricity. Ground source heat pump within the house and an air source heat pump within the annexe. Private drainage.

## DIRECTIONS

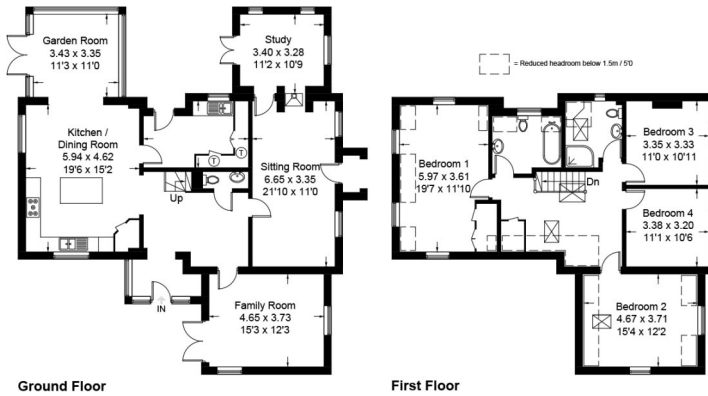
From Winchester, proceed south along the B3335 through the village of Twyford and Colden Common. Immediately after passing Fishers Pond on your left, turn left onto the B2177 towards Bishops Waltham and proceed for a further 2.6 miles. After passing The Alma pub on your right, take the next turning on the right down Sciviers Lane. The property is after approximately 0.4 mile on your left.

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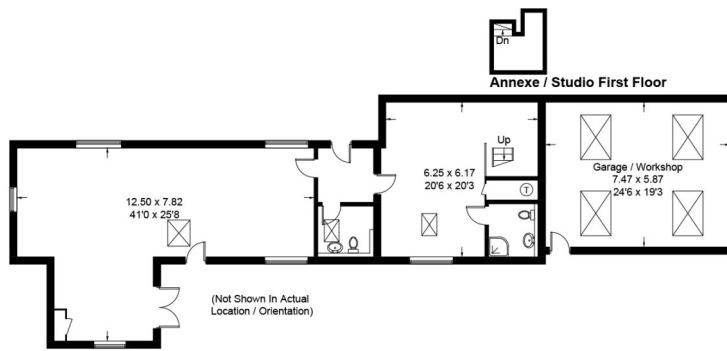
# Sciviers Lane, SO32

Approximate Gross Internal Area = 223.5 sq m / 2406 sq ft  
 Outbuildings = 487.4 sq m / 5246 sq ft (Excluding Void)  
 Total = 724.3 sq m / 7796 sq ft

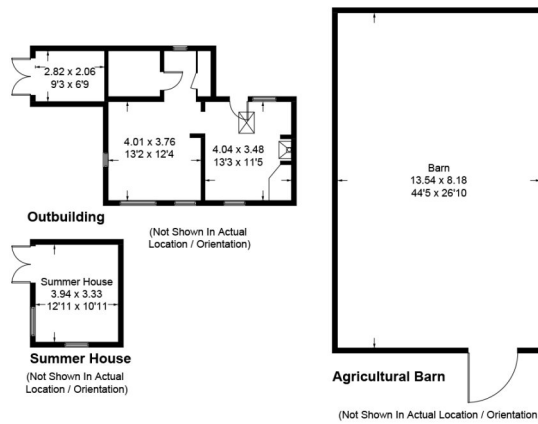


Ground Floor

First Floor



Annexe / Studio Ground Floor



Outbuilding

Summer House

Agricultural Barn



Secure Barn Ground Floor

Secure Barn First Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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