THE

DOWNS HOUSE

WINCHESTER • HAMPSHIRE
Arts and Crafts Splendour, overlooking the Itchen Valley and the South Downs
THE DOWNS HOUSE
SOUTHDOWN ROAD
SHAWFORD
WINCHESTER
HAMPSHIRE
SO21 2BY

Main house
• Entrance lobby
• Reception hall
• Cloakroom
• Drawing room
• Sitting room
• Dining room
• Study
• Kitchen/breakfast room
• Utility room
• Cellar
• Master bedroom with dressing area and adjoining bathroom
• 3 further first floor bedrooms
• Shower room
• Cloakroom
• Second floor guest suite with bathroom

Detached cottage
• Sitting room/games room
• Bar area with sink
• 2 first floor double bedrooms, each with adjoining shower rooms
• First floor kitchen
• Garage
• Outbuildings: store room, gardener’s store, gardener’s cloakroom

In all approximately 1.4 acres
EPC: House = D, Annexe = C

• Winchester – 3.6 miles
• Shawford Station – 1 mile
• Southampton International Airport – 6 miles
• London – 72 miles
(all mileages are approximate)
SITUATION
Located in an outstanding position on Southdown Road with far-reaching views to the east across the Itchen Valley and the western edge of South Downs National Park, this delightful Arts and Crafts detached family house benefits from one of the finest residential locations on the outskirts of Winchester. Shawford is incredibly well placed for commuting to London with the village main line railway station’s 67mins service to London Waterloo. The village also has a traditional pub, with nearby Twyford offering further facilities including two public houses, general store/post office and coffee shop/restaurant. The Parish of Compton and Shawford enjoys excellent sporting and recreational facilities with a club house, floodlit tennis courts, football and cricket pitches.

The nearby Shawford Downs Nature Reserve provides a charming area for walking as well as access down to Shawford Station and the village itself, which is known for its strong community spirit.

The cathedral city of Winchester lies only approximately 3.5 miles to the north. It offers a wide range of shopping, recreational, entertainment and cultural facilities, with its extensive selection of restaurants and pubs, theatre, cinema and a wealth of boutique shops and stores.

To the south of Shawford lies Southampton with its international airport at Eastleigh. The M3, two miles away, provides access to London, to the A34 northwards, to the A303 westwards and, to the south, the M27 and its coastal network.

EDUCATION
The Downs House is ideally located to take advantage of the excellent schooling offered within Winchester and the nearby villages. Well regarded private schools include Twyford, St Swithun’s School for Girls, Winchester College, Pilgrims and Prince’s Mead, and the nearby Southampton King Edward VI School. Compton also has the excellent All Saints’ Church of England Primary School. Winchester has a first class range of state schooling, with Peter Symonds Sixth Form College being very highly regarded and the University of Winchester.
DESCRIPTION

The Downs House is an exceptionally attractive Arts & Crafts detached family house which offers first class accommodation over three floors with the additional benefit of a detached cottage.

The property is approached over a gravel driveway, between two impressive cedar trees, which terminates at the front of the house and next to the cottage. The extensive proportions of the house are evident from the exterior with its classical Arts & Crafts elevations, stone mullioned windows and tall chimney stacks.

The house is entered through a welcoming lobby which in turn leads into a beautiful oak panelled reception hall. This delightful room, with its turned oak staircase, also benefits from an attractive gas fireplace. All of this makes an impressive introduction to the property. A small cloakroom lies off the reception hall.

The drawing room is exceptionally charming with its wonderful views over the gardens and the Itchen Valley. It also benefits from a feature stone fireplace and has wide French doors leading onto a terrace that runs along the whole width of the rear of the house.

There is a separate sitting room and large dining room, both of which also benefit from the magnificent views. The dining room has a large feature fireplace and double doors that lead out onto the rear terrace. A small study lies off the dining room.

The kitchen/breakfast room has been built with a range of bespoke units and also benefits from a fitted Aga. There is a separate utility room and, from the kitchen/breakfast room, a door leads to steps down to a good sized cellar.

On the first floor, a large open landing with built-in cupboards, including an airing cupboard, leads to the master bedroom with a sizeable balcony, all taking full advantage of the stunning views. A dressing area leads through to a beautifully appointed bathroom with separate shower. There are three further bedrooms, each of them doubles, on the first floor, two of which also enjoy the same exceptional views. There is a separate shower room and cloakroom.

On the top floor is a guest suite which comprises a double bedroom and bathroom. Adjoining it is a spacious attic.
Approximate gross internal area
Main House = 3,430 sq ft / 318.67 sq m
(includes 54 sq ft / 5.02 sq m of restricted room height)

Cottage = 994 sq ft / 92.31 sq m
(includes 16 sq ft / 1.48 sq m of restricted room height)

Garage = 224 sq ft / 20.82 sq m
Outbuilding = 140 sq ft / 12.98 sq m
Total = 4,788 sq ft / 444.78 sq m

For illustrative purposes only. Not to scale
The Downs House benefits from a superb detached cottage which has been created with flexible living in mind and could be adopted for a number of purposes – an ideal cottage for dependant relatives or guests. On the ground floor there is a large sitting room with under-floor heating and with a small bar area and sink. The sitting room could also be used as a gym or games room. Double French doors lead onto a patio and the garden. On the first floor there are two double bedrooms, each with an adjoining shower room, and a kitchenette directly accessible from both bedrooms.

**GARAGE**

The garage also forms part of the cottage, with up and over remote control door at front, double doors to side which open into a part covered courtyard.

**OUTBUILDINGS**

Detached store room, a separate gardener’s store and gardener’s WC.
GARDENS

The property has lawned gardens to either side of the drive and an impressive range of specimen trees, plants and shrubs surrounding it. Adjacent to the house, on the southern boundary of the front garden, is an Astroturf which serves as a floodlit sports pitch and tennis wall. A gate through the tennis wall leads onto the rear garden. Wrought iron gates to the northern side of the property provide access to a paved courtyard, the outhouses and the rear garden.

Along the rear of the house is a large terrace which runs the full width of the house and provides a wonderful entertaining area, benefiting from views across the Itchen Valley towards the South Downs. Beyond the terrace is a large sloping lawn. These are bordered and interspersed with a variety of specimen shrubs and trees, and a large area of approximately 15 fruit trees, constituting a small orchard.

The grounds extend in all to approximately 1.4 acres.
TENURE
Freehold with vacant possession upon completion.

SERVICES
Private drainage. Mains water, electricity and gas.

OUTGOINGS
Council Tax: House - Band G because the cottage, which includes a fully equipped kitchenette, is considered to be a separate residence with Band A Council Tax.

LOCAL AUTHORITY
Winchester City Council

ENERGY PERFORMANCE
A copy of the full Energy Performance Certificate is available on request.

POST CODE
SO21 2BY

DIRECTIONS
From Winchester, proceed south on St Cross Road until reaching the roundabout with the A3090. Take the 2nd exit signposted to Compton, Otterbourne and Shawford, and continue along this road past the turning on your right into Compton Street. Proceed over the motorway. Continue along this road, passing a road to the left which leads to Shawford station and, after approximately 300 yards, turn left onto Southdown Road past Fairfield Road on the right. Continue down Southdown Road which turns 90 degrees to the right, for a further 200 yards. The Downs House is on the left, immediately before Crossways road on the right, and will be recognisable by its paling fence and two large cedars.

VIEWING
Strictly by appointment with Savills.

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