



Holmleigh
Solomons Lane
Shirrell Heath
SO32 2HU

Byrne & Co

ESTATE AGENTS

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HOLMLEIGH

Asking Price: £1,200,000

- * **Detached Character Property**
- * **Five Double Bedrooms**
- * **En-Suite To Main Bedroom**
- * **Four Reception Rooms**
- * **Open Plan Kitchen / Dining Room**
- * **Resistance Swimming Pool**
- * **Gardens & Grass Field circa 2.3 Acres**
- * **Games Room**
- * **Garage & Bike Store**
- * **Utility Room / 2nd Kitchen**

The Property

Holmleigh is a handsome Edwardian house built circa. 1905 as two separate buildings: a family house and a baker's store. It has a charming history linking it to local villages and Portsmouth and retains many original features. In 1996 it benefited from rebuilding the connecting rooms between the house and baker's store. This is now a cosy family home that opens out into a great entertainment space for dinners and parties. Holmleigh is on the market for the first time in 30 years.

The Ground Floor

There are three reception rooms, all of which are dual aspect, with original sash windows that have been refurbished and are in good working condition. The rooms flood with natural light at all times of the

day. There is also a separate cloakroom with shower.

At the heart of the property is an architecturally designed kitchen / dining room, lit by a domed lantern, with extensive views of the rear garden. Leading off this room, a large utility room and laundry providing a practical workspace which is ideal for summer party and Christmas catering. The garage and bike store (originally a stable) can be accessed via the utility room or from the front drive. The glass poolroom is located at the back of the property. It has an Endless Pool that generates a swim current and a stone tiled floor with underfloor heating.

First Floor Outbuilding

Stairs lead off the lobby area between the utility room and swimming pool to a large games and cinema room.

First floor of the main house has five double bedrooms, family bathroom, en-suite shower room to the main bedroom and an airing cupboard. The main bedroom has views to the front and rear aspect. All the bedrooms have large sash windows and all but one are dual aspect. Two bedrooms have built in wardrobes.

Car Parking

To the front of the property is a driveway allowing generous parking and access to the garage and bike store. There is a separate access off Gravel Hill to a hard standing and access to the field.

Gardens & Field

Holmleigh occupies a corner plot in circa 2.3 acres of land – including the field. The front has a mature south facing garden which wraps around the house to the main garden screened from the road by mature trees. French doors open from the kitchen / dining room onto a large patio area for relaxing, entertaining or simply enjoying long summer evenings.

Planning Potential - (now lapsed)

Planning permission has in the past been granted for stables and to turn the baker's store into an annex. If you are looking for multigenerational living – Holmleigh could be the house, you are looking for. This property must be viewed to fully appreciate what it has to offer.

The Location

Located between the historic country town of Bishops Waltham and traditional village of Wickham, Holmleigh stands on the edge of the South Downs and the stunning Meon Valley countryside. Ideal for walking, cycling and coastal activities. The major south coast centres of Southampton, Winchester & Portsmouth are all within easy driving distance. Holmleigh is in catchment for the highly regarded St. John the Baptist primary and Swanmore secondary schools.

SERVICES: Mains electricity, water, mains gas, solar panels and battery

DRAINAGE: Septic Tank

TENURE: Freehold.

LOCAL AUTHORITY: Winchester.

COUNCIL TAX BAND: F

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.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

Approximate Gross Internal Area = 356.4 sq m / 3836 sq ft
 (Including Garage / Bike Store)
 Outbuildings = 19.2 sq m / 207 sq ft
 Total = 375.6 sq m / 4043 sq ft



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.

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

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Byrne Runciman, for

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