LOWER WICKHAM LODGE
WINCHESTER ROAD • WICKHAM • HAMPSHIRE
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A beautifully restored Georgian village house

Hall • Drawing room • Family room • Study • Cinema room • Kitchen
Utility room • Cloakroom • Wine Cellar • Further Cellars

Master bedroom with dressing room and en-suite bathroom
Guest suite with dressing room and en-suite bathroom • 4 further bedrooms
2 further bath/shower rooms

Annex: kitchen/studio, bedroom, shower room

Orangery swimming pool with shower room • Garages • Gardens

In all about 0.78 acres

Selling Agent
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Situation (all distances and times are approximate)

Wickham lies at the southern end of the Meon valley, 15 miles from Winchester. This quintessentially English village is centred on a picturesque 14th Century square, fringed by independent shops, restaurants and pubs. The surrounding countryside and banks of the River Meon, which flows through the village, provide miles of scenic walks, cycle trails and bridleways.

Railway
- Botley 4 miles (London Waterloo 1 hr 33 mins)
- Fareham 3.7 miles (London Waterloo 1 hr 39 mins)

Airports
- Southampton 11 miles
- Heathrow 68 miles
- Gatwick 70 miles

Motorway
- M27 (junction 10) 2 miles

Ferries
- Portsmouth 10 miles (Le Havre, Cherbourg, Bilbao, St Malo, Channel Islands)

Schools
- Boundary Oak Prep
- Westhill Park Prep Titchfield
- Twyford Prep and Pilgrims Prep Winchester
- King Edwards Southampton
- Portsmouth Grammar School
- Winchester College
- St Swithun’s Winchester
- Peter Symonds College

Sailing
- Royal Southern Yatch Club (River Hamble) 10 miles
- Swanwick Marina 8 miles

Racing
- Goodwood 28 miles

Golf
- Meon Valley 2 miles
- Corehampton 7 miles
- Wickham 1 miles
Lower Wickham Lodge

- Lower Wickham Lodge dates to around 1820 and has been Listed Grade II for its architectural and historical importance. It presents white washed stucco facades with parapets under slate roofs.

- Set within a short walk of the village square at the end of a private drive, it is protected by remotely operated electric gates.

- This Georgian village house has been subject to a meticulous 5 year restoration resulting in a substantially enlarged property with elegantly proportioned rooms.

- The restoration has been completed to an exceptional specification and has included the creation of a new reception hall with an open string staircase in American Walnut. This wonderfully dark, hardwood has been used extensively in floors and architraves throughout the house.

- The principal reception rooms feature deep sash windows and handcrafted decorative plaster cornices, all of which have been restored and where necessary replaced by master craftsmen.

- A new high-tech lighting and sound system has been installed with internal and external speakers. AV in all main rooms and iPad air waves.

- New heating and plumbing systems have been installed with underfloor heating, on the ground floor and cinema room and elegant cloakroom.
A Bulthaup kitchen with Gaggenau appliances, including a double fridge, steam oven, induction hob and coffee maker occupies a light and airy room with four sets of French doors and delightful views across a stone terrace and water feature to the gardens beyond.

The master bedroom suite features a beautifully appointed bathroom and a dressing room with plenty of fitted wardrobes. There are also en-suite bath/shower rooms for bedrooms two, three and four. The second floor bedrooms have been designed for use as a suite with a dressing room, lounge or play room.

A beautifully appointed guest annex which is currently in use as an art studio, provides a further bedroom, shower room and kitchen/living room.

Within the attractively landscaped grounds a substantial new orangery has been constructed, housing a swimming pool, shower and plant room (November 2013)

Agent's note: An off-lying 31.5 acres is available for purchase by separate negotiation. Peak Down near Upper Swanmore, 5 miles from Wickham, comprises 14 acres of arable and pasture, 2 acres of woodland and a Regional Motocross Track on about 15 acres.
Approximate Gross Internal Area
Main House & Annex 4371 sq ft / 406.1 sqm
Orangery 746 sq ft / 69.3
Garage 376 sq ft / 34.9 sqm
Total 5493 sq ft / 510.3 sqm
Services
Mains water, electricity, gas and drainage

Postcode PO17 5EX

Local Authority
Winchester City Council 01962 840222.
Council Tax Band G

Fixtures and Fittings
Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments are specifically excluded and may only be made available by separate negotiation.

Viewings
Viewings are strictly by appointment through the vendors agents.
Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the Agent in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value.

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with.
