PALACE HOUSE
BISHOP’S WALTHAM • HAMPSHIRE

Grade II* listed house set in glorious gardens together with the ruins of the former Bishop’s Palace.

Botley Station 3.3 miles (London Waterloo from 92 minutes) • Winchester 10 miles (London Waterloo from 57 minutes) • Southampton 10 miles (Southampton International Airport 8.6 Miles)

Entrance/reception hall • Drawing room • Dining room • Study • Kitchen/breakfast room • Sitting room • Wine cellar • Laundry room • Flower room • Boiler room and three cloakrooms

First floor: Principal bedroom with adjoining bathroom • Three further bedrooms • A further bathroom and separate WC

Second floor: Two further double bedrooms into the eaves, one with adjoining bathroom • Further bedroom and bathroom and box room

Cottage/annexe comprising: Sitting room • Kitchen/dining room • Bedroom and bathroom

Outbuildings, one a former coach house, with gymnasium, studio and store • Greenhouse • Listed granary • Further outbuildings • Tennis court • Swimming pool

Walled garden • Orchard • Kitchen garden • Paddock

Ruins of the 12th Century Bishop’s Palace, a Grade I listed and Scheduled Ancient Monument

In all about 9.7 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.
Situation

The House is approached from Bishop’s Lane with a sweep-in drive through a double seven bar gate, good gravel forecourt continuing past the house through a further set of gates to the garaging and Bishop’s Lane.

The Palace House is situated on the outskirts of Bishop’s Waltham on the edge of the Meon Valley overlooking the magnificent palace ruins yet only a short walk from the centre of the thriving small country market town. Bishop’s Waltham has several restaurants, pubs, cafes, shops, a post office and doctors surgery. The surrounding countryside of the South Downs National Park is ideal for riding, cycling and walking. More extensive shopping facilities are found at the larger centres of Portsmouth (12 miles), Southampton (10 miles) and the cathedral city of Winchester (11 miles).

The Palace House is well placed for easy communications with Winchester station taking approximately 57 minutes to London Waterloo whilst the national motorway is highly accessible giving access to London, the south coast or to the north.

There is racing at Salisbury, Goodwood and Newbury with golf at Winchester, Corhampton, Alresford and the south coast for excellent watersports.

There are some excellent schools towards Winchester; Winchester College, St Swithun’s, Prince’s Mead, Pilgrims and Twyford with Bedales and Churchers College at Petersfield.
The Palace House

The Palace House is a handsome Grade II* listed house in the middle of the village of Bishops Waltham, set within beautiful gardens and grounds. The property dates back to Tudor times, is primarily from 1690, and was added on to in 1840 and again in the 1900s yet still retains a wealth of period features. The welcoming entrance hall is part panelled with a wonderful double height arched sash window. This floor is made up of the more formal reception rooms of the drawing room and dining room as well as the study. Downstairs is the large kitchen and breakfast room (with gas-fired Aga), sitting room and cellar.

There are doors out to the south west facing terrace. On the first floor are the four main double bedrooms, one with an en suite bathroom, as well as a family bathroom and cloakroom. The second floor is currently made up of three bedrooms and two bathrooms.

An attached annexe, ideal for a nanny, gardener or relative, is made up of a sitting room, bedroom and kitchen and has its own entrance.

There is also a former coach house with a gymnasium and studio above.
Approximate Gross Internal Floor Area
House: 563sq.m. or 6060sq.ft.
Coach House: 71sq.m. or 764sq.ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Garden and grounds

The garden, set within Grade I fifteenth century walls, part of the Ancient Monument, is wonderfully designed and laid out and includes banks of flowers, a kitchen garden, terrace, orchard, rose walk and croquet lawn as well as a swimming pool and tennis court. The orchard is part walled and has a large variety of apple trees, pear, plum and cherry. There is also a Grade II listed granary with a rambling white wisteria and a large greenhouse. In addition there is a brick potting shed, an apple store and a pool house. The water of the River of the Lord was blessed by a stone Bishop’s head before it passed under the house. A stream along the southern edge was built in about 1275 as an overflow from the neighbouring fishpond and was restored 11 years ago as the centrepiece of a ‘wild garden’ under the guidance of Kim Wilkie, the distinguished landscape designer who lives locally (see http://www.kimwilkie.com/uk/palace-house/). There is a paddock of about 4 acres currently let on an agricultural tenancy.
Historical Note
(Bishop’s Palace Ruins)

The Palace of Waltham was built from 1135 by Henry de Blois, Bishop of Winchester and younger brother of King Stephen, and was surrounded originally by a park of nearly 1000 acres. When King Henry II restored order after Stephen’s reign, he seized the Bishop’s castle like palaces and had them dismantled. A grand reconstruction in the late Norman manner was undertaken before Henry de Blois died in 1171 and subsequently both Henry II and Richard I held councils there.

In the 14th century the great Bishop William of Wykeham was responsible for the greater part of the reconstruction of the Palace, work which was continued by his predecessor Cardinal Beaufort. It was during this time that Henry V stayed at the Palace before setting off for Agincourt. In the 16th century King Henry VIII, Thomas Cromwell and Cardinal Wolsey often stayed, and in 1512 it was the scene of the convention between King and Emperor known as The Treaty of Waltham. Mary Tudor waited here for some time before her marriage to Philip of Spain in Winchester Cathedral.

At the Reformation the Bishops forfeited the Palace. During the Civil War the Palace was defended by 200 cavaliers but they were forced to surrender in April 1644 and the Palace was left unroofed resulting in damage. The building was recovered in 1660 but was considered unusable and much of the interior was demolished. The property remained in the possession of the see of Winchester until 1869 but was sold in 1889 to Sir William Jenner Bt. The ruins then passed to Admiral of the Fleet, Lord Cunningham of Hyndhope who was victorious in the naval Battle of Matapan and was then First Sea Lord during WWII, who subsequently placed them in the guardianship of the Ministry of Works (now English Heritage) in 1952.
Services
Mains water, drainage, electricity and gas fired aga and central heating.

Directions (SO32 1DP)
From Winchester take the Twyford Road then turn left onto the B2177 towards Bishops Waltham. Once in Bishops Waltham, go straight over the first roundabout, and turn right (Station Road) and continue straight on into Bishops Lane and Palace House is on the left hand side.

Fixtures and Fittings
All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Council Tax:
Band H

Viewings:
Strictly through the selling agent

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