



ST PATRICKS COMPTON STREET, COMPTON, WINCHESTER



ST PATRICKS

COMPTON STREET, COMPTON, WINCHESTER, SO21 2AR

AN EXCEPTIONAL GEORGIAN GRADE II LISTED FORMER RECTORY

ACCOMMODATION

RECEPTION HALL • DRAWING ROOM • DINING ROOM • MORNING ROOM • STUDY • OFFICE • KITCHEN/BREAKFAST ROOM • BOILER ROOM
STORE ROOMS • CELLARAGE • MASTER BEDROOM WITH ADJOINING BATHROOM • SEVEN FURTHER BEDROOMS • FAMILY BATHROOM
FAMILY SHOWER ROOM

SELF CONTAINED ANNEXE COMPRISING: SITTING ROOM/KITCHEN • BEDROOM • BATHROOM

COACH HOUSE AND GARAGING WITH PLANNING CONSENT FOR CONVERSION INTO ANNEXED COTTAGE

BEAUTIFUL GARDENS WITH SWIMMING POOL

IN ALL ABOUT 0.47 ACRES

WINCHESTER 3 MILES, SOUTHAMPTON 9 MILES, SHAWFORD MAINLINE RAILWAY STATION 1 MILE, M3 (J11) 1.3 MILES

(ALL MILEAGES APPROXIMATE)

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SITUATION

St Patricks is set within one of the most sought after locations within the village of Compton. This highly regarded village has a particularly well respected primary school and there are excellent sporting facilities with playing fields and tennis courts on Compton Down with their recently built pavilion which holds a number of community functions. Opposite the property is the All Saints Church, for which St Patricks was previously the rectory until 1934.

The cathedral city of Winchester lies approximately 3 miles to the north, with its excellent range of shopping, cultural and recreational facilities, and most importantly a main line railway service to London Waterloo. The nearby village of Shawford also offers access to the main line railway network, again with a service through to London Waterloo. Schooling in the area is first class with a wide range of excellent private and state schooling opportunities including Twyford School, St Swithun's School for Girls, Winchester College, Pilgrims School, Prince's Mead, and Peter Symonds Sixth Form College.

The M3 motorway offers excellent access to London, the A34, A303 and the M27 to the south. Southampton International Airport at Eastleigh is easily accessible and offers a wide range of national and international destinations.

The area benefits from a number of footpaths and bridleways with excellent riding and a livery situated at the end of Compton Street.

DESCRIPTION

St Patricks is one of the finest Georgian houses in the proximity of Winchester, being Grade II listed and offering generous and classically proportioned accommodation extending in all to approximately 6,200 sq ft in the main house. Dating back to the 17th Century, St Patricks benefits from the proportions and character typical of a house of that era. The accommodation, which is arranged over 3 floors together with 2 cellars, is typically elegant which is immediately noticeable when entering the magnificent reception hall. There are 5 principal reception

rooms: the drawing room, morning room, dining room, study and office, and an excellent kitchen/breakfast room with fitted Aga. There are numerous other domestic offices and store rooms. To further add to the flexibility of the property there is a 1-bedroom annexe on the northern side of the house.

On the 1st floor there are 6 excellent bedrooms including a wonderful master bedroom suite which overlooks the garden and has an adjoining bathroom. There is a family bathroom and separate family shower room on this floor. On the top floor there are 2 excellent attic rooms and, as already mentioned, the house also benefits from cellars.

The property also benefits from an excellent outbuilding, The Coach House, this has planning permission for conversion into an annexe cottage.





OUTSIDE

To the front of the house is a gravel parking area for numerous vehicles. The gardens to the rear are laid predominantly to lawn; however, they are beautifully bordered and interspersed with maturing trees, shrubs and hedgerows providing a wonderfully established feeling to the gardens, having been beautifully tended by the current Vendors. Immediately adjacent to the rear elevation of the property is a large brick and stone terrace which provides wonderful entertaining space adjacent to the rear of the house. A pathway leads down the northern boundary of the garden, passing the coach house, to the swimming pool area, which can be found at the garden's westernmost point beyond a further beautiful mature hedgerow. This area is also perfectly suited to entertaining, and is equally well stocked with a variety of specimen trees and plants. The gardens benefit from an aspect to the south and west of the property and are beautifully protected on all sides.

ACCOMMODATION

See floor plans

DIRECTIONS

From Winchester proceed along Southgate Street which continues into St Cross Road. At the large roundabout just beyond the southern outskirts take the 2nd exit signposted Compton and Shawford. Continue over the brow of the hill and take the next turning on your right into Compton Street. Continue along Compton Street past the school and church, and St Patricks will be situated immediately after the church on the left-hand side.

TENURE

The property will be sold freehold.

SERVICES

Mains water, electricity, drainage. Gas fired central heating.

OUTGOINGS

Council Tax – Band H

POST CODE

SO21 2AR

LOCAL AUTHORITY

Winchester City Council, Council Offices, Colebrook Street, Winchester. Tel: 01962 840222

VIEWING

Strictly by appointment with the Vendor's sole agents.



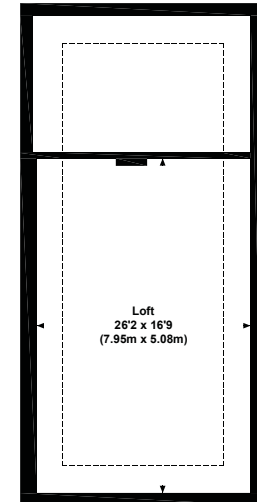
OUTBUILDINGS

A superb coach house can be found beyond the property which currently consists of 2 garages, 1 a double and 1 a single, with a loft area above. The outbuilding currently has consent to be converted into a detached annexed cottage to the main house (Planning Ref. No. W10026\11/W10026/12LB – 12 October 2012).

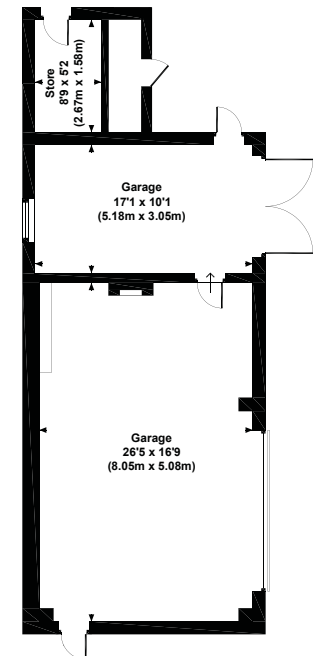


OUTBUILDINGS

1084 Sq t/ 100.73 Sq M



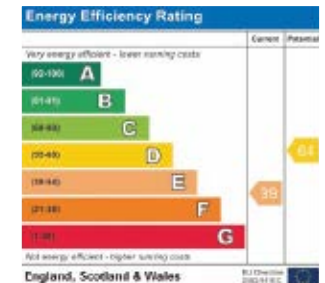
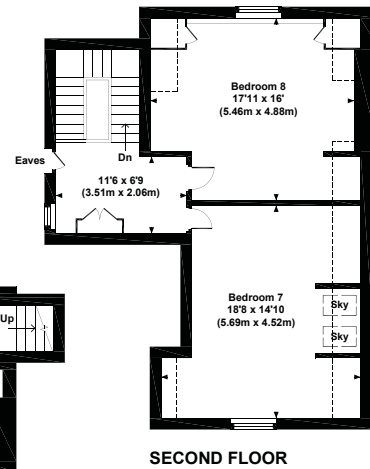
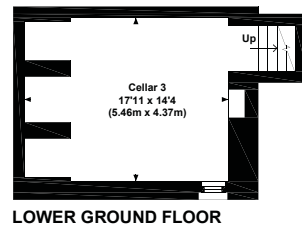
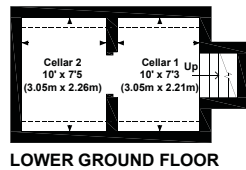
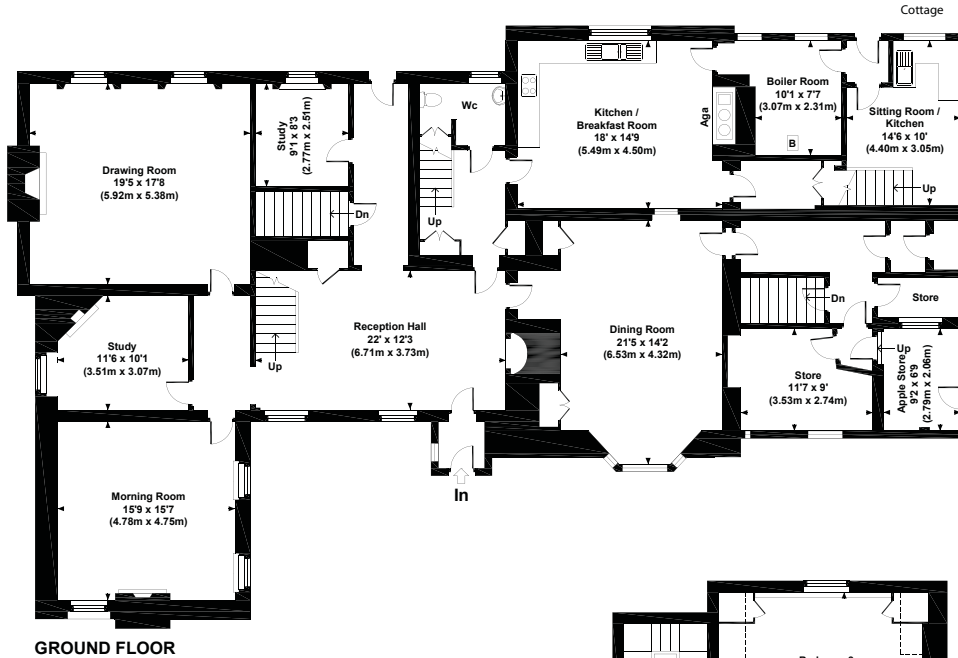
**OUTBUILDING
FIRST FLOOR**



**OUTBUILDING
GROUND FLOOR**



St. Patricks
Approximate Gross Internal Area
Main House = 6183 Sq Ft / 574.44 Sq M
Outbuilding = 1084 Sq Ft / 100.73 Sq M
Total = 7267 Sq Ft / 675.17 Sq M
 (Total Area Including Sections With Restricted Head Height = 7670 Sq Ft / 715.32 Sq M)





IMPORTANT NOTICE

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