



# LOWER CHILLAND HOUSE

MARTYR WORTHY, WINCHESTER, HAMPSHIRE



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## AN OUTSTANDING RIVERSIDE PROPERTY

Winchester 4 miles (Trains to London Waterloo from 58 minutes), Alresford 5 miles,  
Central London 64 miles, M3 (J9) 3 miles. (All distances and times are approximate)

### MAIN HOUSE

Reception hall, Drawing room, Dining room, Inner hall, Sitting room, Kitchen/breakfast room,  
Games room with mezzanine study, Utility room, Cloakroom

Master bedroom with dressing room and bathroom, 3 Further bedrooms, 2 Further bathrooms  
Attic rooms

### MILL HOUSE

Gym, Treatment room with Kitchen, First floor office

### ADDITIONAL ACCOMMODATION/OUTBUILDINGS

Magnificent pool house with cinema, kitchen, changing rooms

Separate office/reading room, Estate office, Laundry house, Store rooms, Kennels,  
Greenhouse, Machinery store

Landscaped gardens, Extensive terraces, Swimming pool, Lap pool, Tennis court

Approximately 425 yards of double bank fishing on River Itchen,  
350 yards of double bank fishing on the mill leet.

About 5.5 acres

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esugden@savills.com



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Winchester, Hampshire, SO23 8RW  
01962 840081  
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## SITUATION

Martyr Worthy is a delightful rural village situated to the east of Winchester in the heart of the Itchen Valley. Lower Chilland House is located at the end of a no through lane in an unsurpassed riverside setting which offers both immense privacy and tranquillity.

It is an exceptional location for access to central Winchester which offers a superb range of amenities as well as renowned schooling including Winchester College, St Swithun's School and Peter Symonds Sixth Form College. Preparatory education can be found at Prince's Mead in Abbots Worthy, Pilgrims' in Winchester and Twyford School.

Communications are excellent: with the M3 (junction 9) 3 miles away, providing fast access to central London, London Heathrow and Gatwick to the north and Southampton and its airport to the south. There is a train service from Winchester to London Waterloo from 58 minutes.

Hampshire is renowned for chalk stream fishing and the River Itchen is widely recognised as one of the world's premier fly fishing destinations. There are also some beautiful walks in the area, with the Pilgrim's Way giving access to a network of the public footpaths. The south coast, with numerous sailing opportunities is close at hand and there are golf courses at Winchester and Alresford. Winchester is an historic cultural hub with many excellent restaurants, a farmers' market, Cathedral and the Theatre Royal.





## LOWER CHILLAND HOUSE

Lower Chilland House is an exceptional property, listed Grade II and dating from the mid 18th Century. In recent years, it has been transformed into a contemporary country retreat of the highest standard, designed with both relaxation and large-scale entertainment in mind. The house has a classical façade with sash windows and a central panelled front door under an arched fanlight. Inside, the space is beautifully light and open with wide doorways linking the reception rooms and entertainment areas. On either side of the hall is a formal drawing room and dining room and you are then drawn through to an inner hall with French doors to the terrace and an award-winning contemporary staircase leading to the first floor. Beyond the inner hall is the kitchen/breakfast room, an adjacent sitting room and French doors opening to a covered outside dining area. There is a utility room/back kitchen and a link through to a games/family room with a mezzanine study above. A ground floor bedroom suite has direct access out to the terrace.

On the first floor is a magnificent master bedroom suite with a large dressing room, bathroom and private terrace. There are two

further guest bedrooms and a bathroom. The second floor attic provides a hidden wood-panelled den/cinema room.

Technical features throughout the house include Lutron lighting, in-built Bang&Olufson speaker systems and underfloor heating.

To the rear of the house is a magnificent swimming pool with terraces designed for outside dining and entertainment. There is a separate lap pool, with an in-built speaker system for length training. A contemporary glass pool house provides space for relaxation, with a cinema system and adjoining kitchen. Beyond the pool is a walled tennis court with a Plexicushion surface.

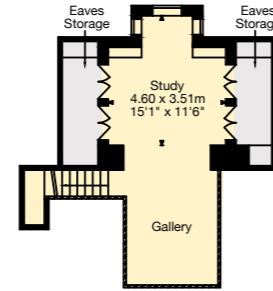
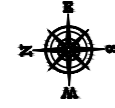
The wider gardens and grounds of Lower Chilland provide a magical, tranquil setting with the River Itchen flowing along the southern boundary and the Mill Leet running through the grounds. The gardens have been beautifully designed with many delightful seating areas, bridges and clever planting to make the most of the riverside location.



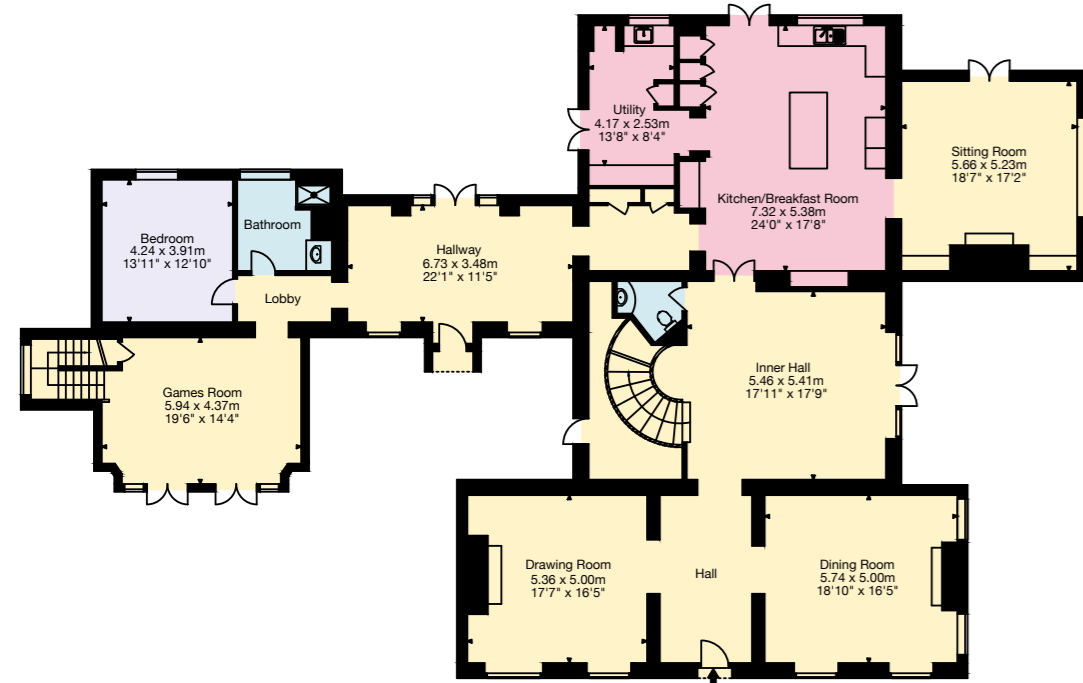
# LOWER CHILLAND HOUSE

Main House  
6715 Sq Ft - 624 Sq M

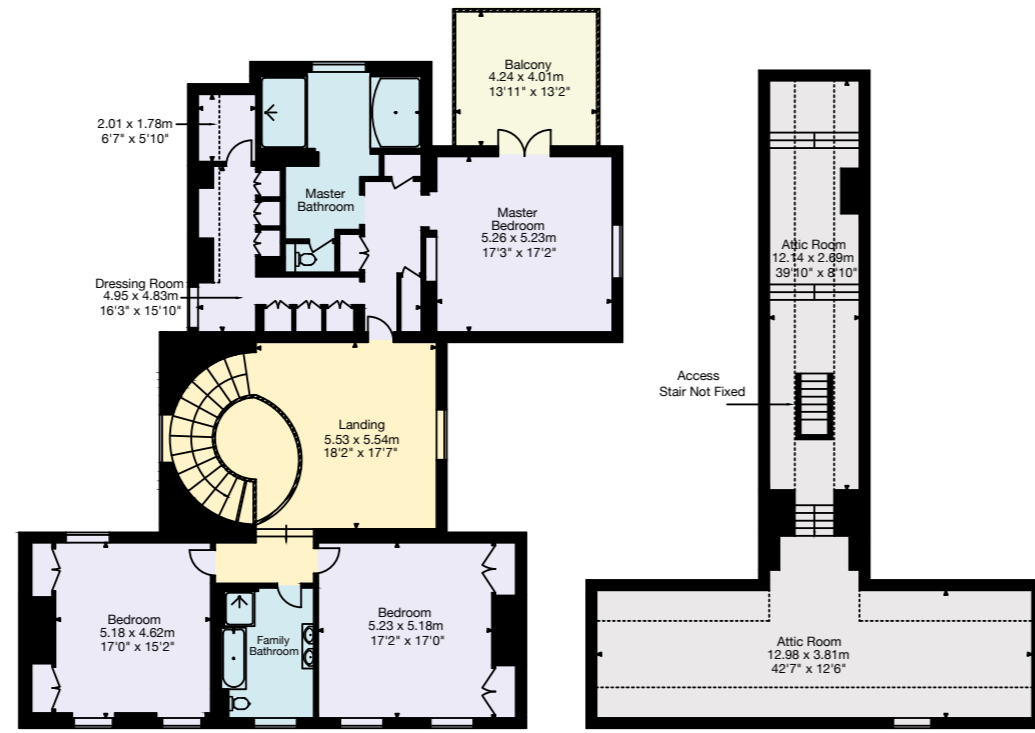
Total  
11619 Sq Ft - 1078 Sq M



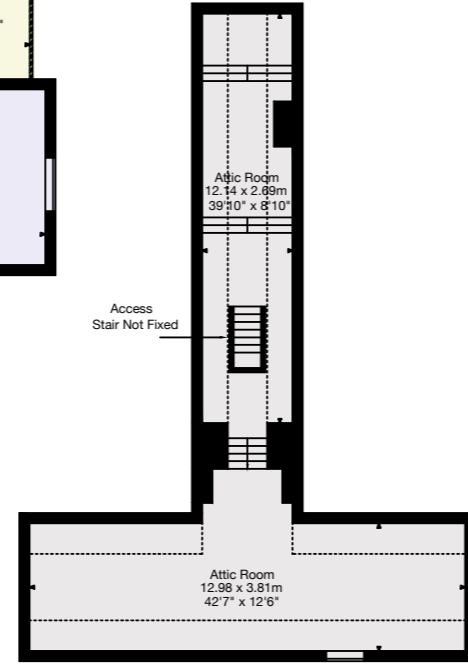
First Floor



Ground Floor



First Floor



Second Floor







## THE MILL HOUSE

The Grade II listed Mill House has been converted to provide an incredible gym, treatment and work space. On the ground floor there is a double-height gymnasium/studio with Bang&Olufson audio system and air conditioning and a bespoke treatment room with a steam room and adjoining kitchen. The first floor has been designed as an office/meeting room. There is clear potential to convert The Mill House into a guest cottage if required (subject to the usual planning consents).



Pool House  
938 Sq Ft - 87 Sq M

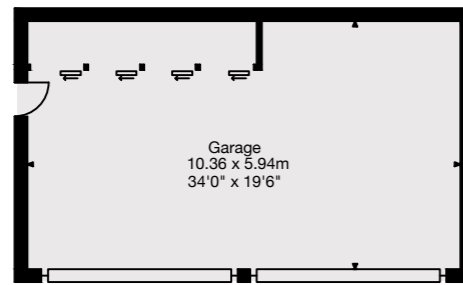
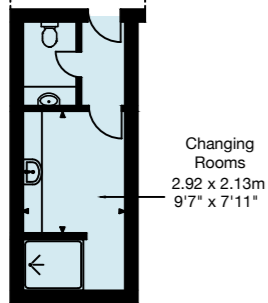
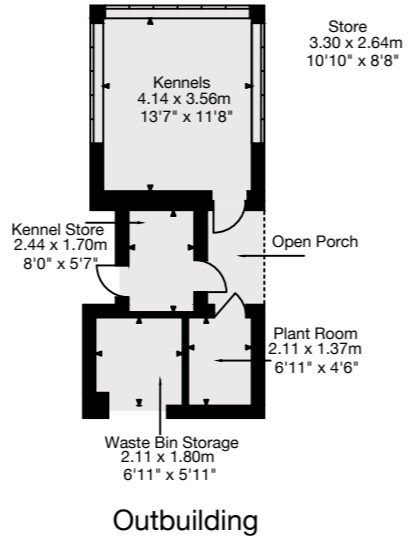
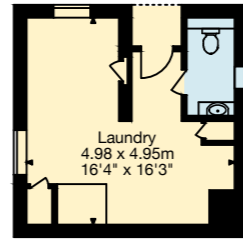
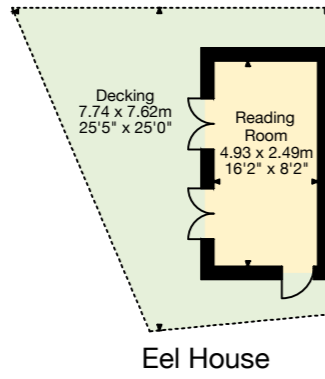
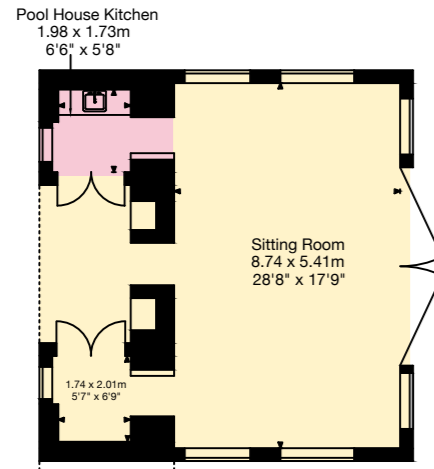
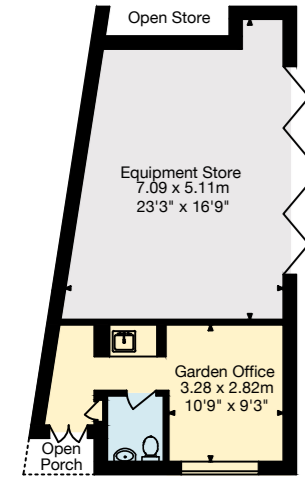
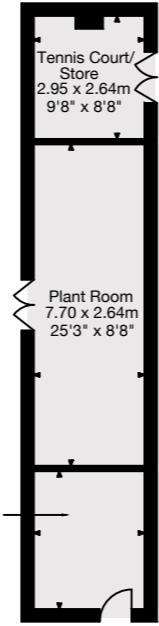
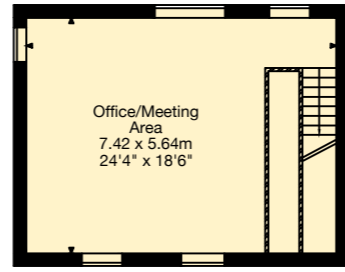
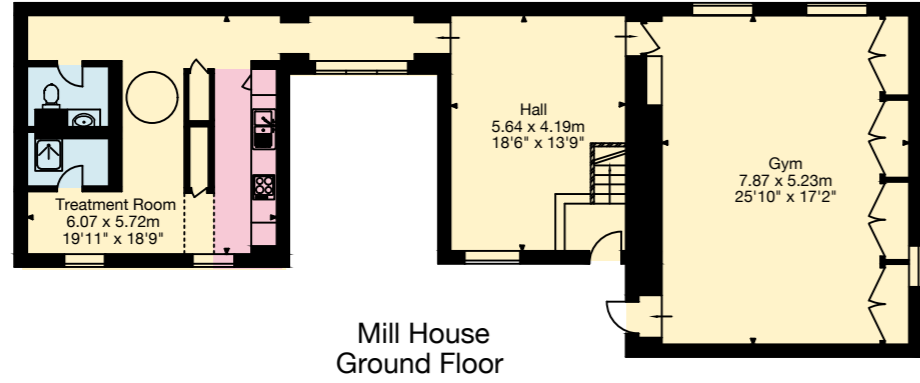
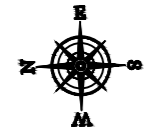
Garage  
663 Sq Ft - 62 Sq M

Outbuildings  
963 Sq Ft - 89 Sq M

Mill House  
1674 Sq Ft - 155 Sq M

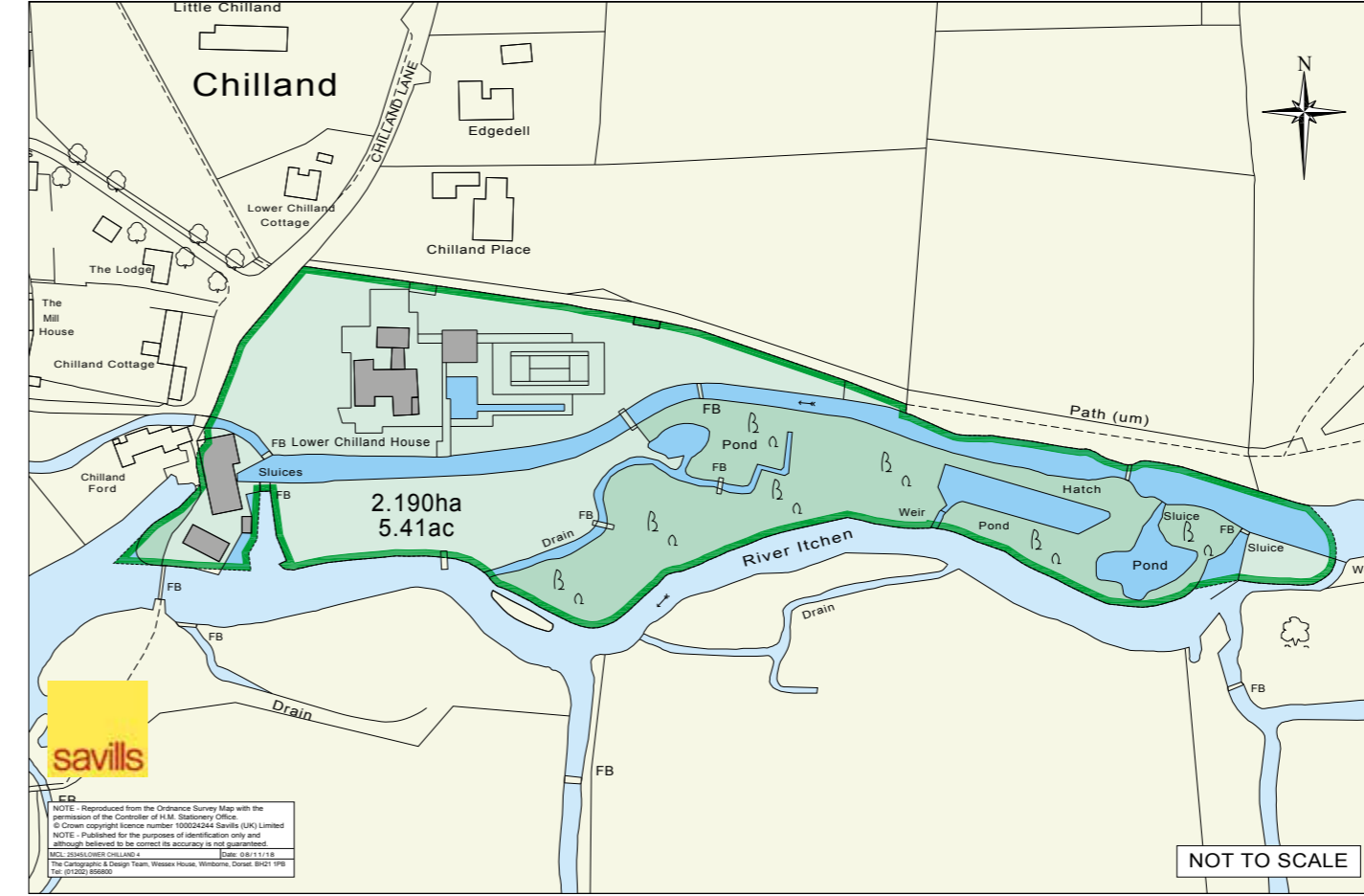
Estate Office  
534 Sq Ft - 49 Sq M

Eel House  
132 Sq Ft - 12 Sq M



### FISHING

Lower Chilland House is located on the banks of the River Itchen, considered by many to be the world's premier chalk stream for fly fishing. The property enjoys 425 yards of double bank fishing where the river runs along its southern boundary. In addition, the Mill Leet provides a further 350 yards of double bank fishing as it flows through the grounds.



## GENERAL REMARKS AND STIPULATIONS

### Services

Electricity	Mains
Water	Mains
Drainage	Private
Heating	

**Postcode** SO21 1EB

### Local Authority

Winchester City Council

### Viewings

All viewings are strictly by appointment through Savills. If there is any point that is of particular interest to you please discuss this with us, especially before you travel to the property.

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