



A period home offering scope for enhancement

Ham Green House, Woodman Lane, Sparsholt, Winchester, SO21 2NZ

Freehold



Sitting room • Family room • Dining room • Snug • Study • Kitchen/breakfast room • Utility • Four bedrooms • Family bathroom • Outbuildings • Garage with first floor accommodation • Gardens of about 0.27 acres

Situation

Sparsholt is considered to be one of Hampshire's finest villages and is located in beautiful countryside just to the west of Winchester. It is a thriving community with a pub, shop/post office, church and primary school and is also home to the renowned Lainston House Hotel. Winchester is a thriving Cathedral city providing a wide range of restaurants, shops and other amenities as well as a fast rail service to London Waterloo. The popular market town of Stockbridge is also nearby, offering a selection of independent shops and restaurants. The house is ideally located for access to many well-regarded preparatory and secondary schools, including Princes Mead, Twyford, Pilgrims, Farleigh, St Swithun's and Winchester College.

Hampshire is renowned for its chalk stream fishing on the Test and Itchen rivers and there is golf at Hockley, the Royal Winchester and the South Winchester, sailing on the Solent and numerous opportunities for walking and riding in the surrounding countryside.

Road and rail connections are excellent with services to London Waterloo from Winchester and the M3 (6 miles) and A34 (3 miles) connecting to the wider motorway network.





Description

A well-positioned detached period property with huge scope to enhance and create a superb family home. The property comes with four bedrooms at first floor level along with a study and family bathroom.

On the ground floor is an entrance hall off which is access to all formal reception rooms. There is a sitting room with central fireplace and high ceilings. The three further reception rooms are all well balanced living spaces. The kitchen/breakfast room is a good space and links in with the utility room and boiler room. A door off the breakfast area provides access to the rear terrace. There is a cloakroom and a cellar. There is obvious scope to transform this property significantly and create a fine village house.

Outside

The property is approached via a gateway which provides access to the parking and garage area. The garage has a first floor with office incorporating a kitchenette area and its own shower room.

The gardens extend to about 0.27 acres and wrap around the property offering some useful areas for recreation. A terrace offers space for outdoor entertaining and attractively planted boundaries provide good screening. A range of outbuildings provide useful storage and further scope.





Tenure

Freehold

Services

Mains water and electric, oil fired heating, private drainage

Post Code

SO21 2NZ

Local Authority

Winchester City Council

Council Tax

Band G

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = D

Viewing

Strictly by appointment with Savills.



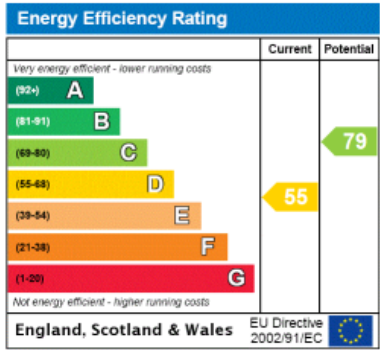


Approximate Area = 217.6 sq m / 2342 sq ft
Cellar = 18.7 sq m / 201 sq ft
Outbuilding = 51.5 sq m / 554 sq ft
Total = 287.8 sq m / 3097 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 300337

For identification only. Not to scale. © 220608EM



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

