

Curdrige Hill Curdrige



**Strutt
& Parker**

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A substantial home in established gardens of about 1.4 acres, offering space and privacy along with great leisure and entertaining facilities.

Curdrige Hill is a distinguished semi-detached period residence, set within an idyllic, elevated position and surrounded by unspoilt countryside. Thoughtfully extended and comprehensively refurbished by the current owners, the house now offers a seamless blend of classic architectural character and refined contemporary living. Original features, including elegant fireplaces, intricate cornicing and decorative ceiling roses have been carefully preserved, while the overall finish is of an exceptional standard throughout.

A particular highlight is the striking oak-framed kitchen, dining and family room which is an impressive, light-filled space designed very much as the heart of the home. Full-width bi-folding doors open effortlessly onto a south-facing terrace and landscaped garden, creating a natural flow between inside and out and is ideal for both relaxed family life and sophisticated entertaining. High ceilings and large sash-style windows further enhance the sense of volume and light across the house.

The accommodation is both generous and well-balanced. A welcoming reception hall leads to three elegant reception rooms, each with its own fireplace and wood-burning stove, all enjoying attractive garden views. To the rear, the bespoke handmade kitchen is beautifully appointed with solid timber cabinetry, a large central island and limestone flooring, complemented by high-specification integrated appliances including Miele double ovens and a boiling water tap. A walk in pantry, along with a separate utility room and cloakroom provide practical support to the main living spaces.

Upstairs, the impressive principal suite is complete with a dressing room, a well-appointed en suite bathroom and doors opening onto a private balcony overlooking the gardens. Two further bedrooms on this floor each benefit from their own en suite shower rooms, alongside a stylish family bathroom. The second floor offers three additional bedrooms and two further shower rooms, providing flexible accommodation for guests, older children or home working.

Outside the house is approached via electric gates and, a sweeping gravel driveway leads to the house, opening to a generous forecourt with a 4 car garage and ample parking for multiple vehicles. To the rear, the south-facing terrace extends seamlessly from the kitchen, creating an elegant setting for outdoor dining and entertaining, with steps descending to the grounds. The gardens are predominantly laid to lawn and framed by mature trees, affording a rare sense of seclusion and tranquillity.

Leisure is at the heart of the property, with a superb covered and heated swimming pool complemented by an adjoining sauna and a games room, perfect for year-round enjoyment. A separate home office, complete with a wood-burning stove, provides a warm and characterful space for remote working. An exceptional covered outdoor kitchen and entertaining area forms a true focal point, enjoying far-reaching views across the gardens and surrounding countryside, an idyllic backdrop for relaxed gatherings and refined outdoor living.

4443 sq ft (413 sq m) | Freehold

6 bedrooms & 6 bathrooms | Open plan kitchen/living/dining room

3 reception rooms | Indoor pool, gym, games room, sauna & changing rooms

Guide price £1,750,000

Location

Curdrige, sits between the villages of Botley, Bishops Waltham and Wickham. Only a short drive from the vibrant city of Southampton and within easy reach of the historic cathedral city of Winchester. The pretty towns of Bishops Waltham and Botley are just a few minutes' drive away, with Botley train station providing good rail links to London. Both towns offer an excellent range of amenities with convenience stores, independent boutiques and eateries. Aside from the rail links at Botley station the property is also well positioned for access to the A34, M27 and M3 road networks, providing swift access to London and the south coast. Curdrige provides a network of local footpaths and bridleways for walking and riding in the lovely surrounding countryside. The surrounding areas of Winchester have a wide selection of well-respected private schools.

Postcode: SO32

General

Local Authority: Winchester City Council

Services: Mains water, electricity, gas and drainage.

Council Tax: Band G

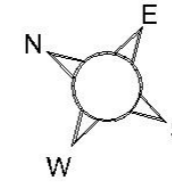
Mobile Coverage/Broadband: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

EPC Rating: D



Curdridge Hill, Lockhams Road Curdridge, Southampton
Main House internal area 4,443 sq ft (413 sq m)
Garage internal area 485 sq ft (45 sq m)
Outbuilding internal area 1,966 sq ft (183 sq m)
Balcony & External Area external area = 496 sq ft (46 sq m)
Total internal area 6,894 sq ft (640 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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