



High House  
Netherhill  
Botley  
SO32 2BP



Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)



## HIGH HOUSE

**PRICE: £1,950,000 Freehold**

- \* **Grade II Listed \***
- \* **Grounds approaching five acres \***
- \* **Woodland & River Frontage \***
- \* **Main house of about 3,356 sq ft \***
- \* **Reception Hall \***
- \* **Sitting Room \***
- \* **Dining Room \***
- \* **Kitchen/Breakfast Room \***
- \* **7 Bedrooms \***
- \* **2 Bathrooms & Guest Cloakroom \***
- \* **Private Formal Garden \***
- \* **Garages & buildings (1,688 sq ft) \***
- \* **Coach house\***
- \* **Paddocks\***
- \* **No ongoing chain \***

### The Property

A substantial Arts and Crafts style house with Seventeenth Century origins. Outstanding period features include inglenook fireplaces and flagstone floors. Beautiful and tranquil grounds of 4.6 acres with formal gardens, a former tennis

court, and woodland walks bordered by a tributary of the River Hamble.

Attractive and spacious accommodation set over three floors, with three reception rooms and seven bedrooms. The range of ancillary buildings includes an excellent garage/workshop with electric roller shutter doors, a separate row of garages and a machinery store. As with all houses of great age, which have evolved over the years, there is scope for each new custodian to carry on the work of conservation and improvement.

### The Location

In a secluded and tranquil rural area in the parish of Durley. Close by are the pretty towns of Botley and Bishops Waltham which offer all local amenities. Botley offers a main line railway station. Hedge End offers easy access to the M27 motorway network.

### Directions

From the B3035 turn into Wangfield Lane then right into Netherhill and High House is the first entrance on the left-hand side.

**SERVICES:** Mains electricity and water supply. Private cesspit drainage system\*, Oil fired central heating\*.

**TENURE:** Freehold.

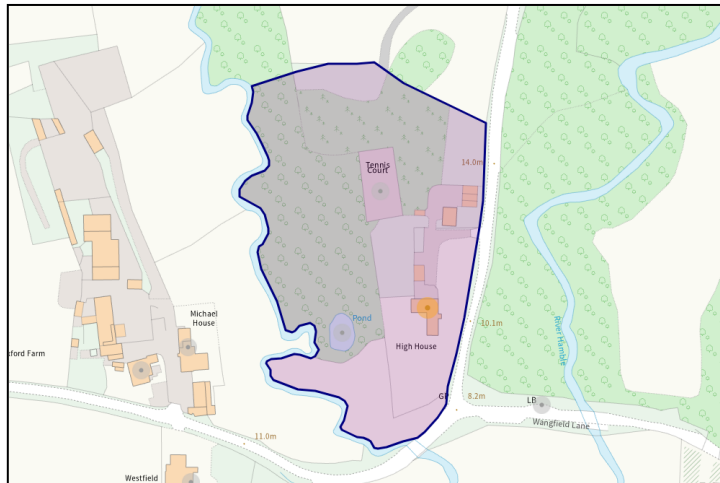
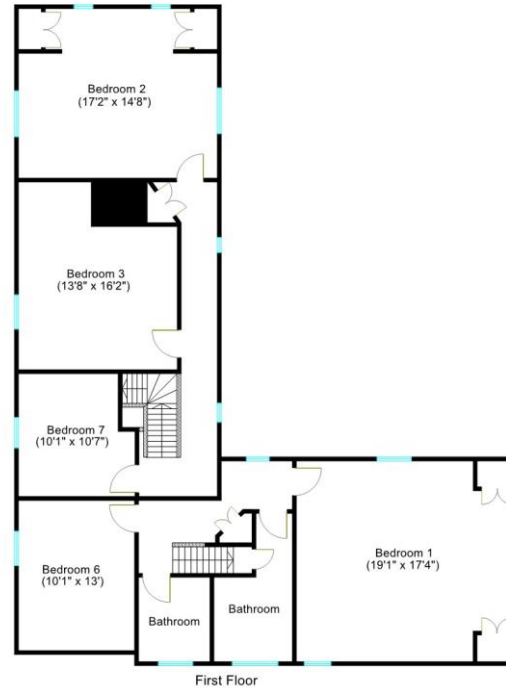
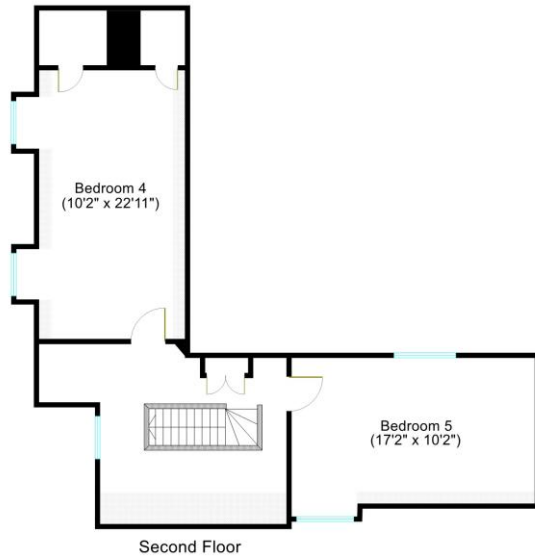
**LOCAL AUTHORITY:** Winchester.

**COUNCIL TAX BAND:** H

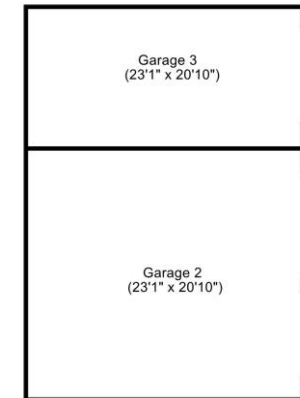
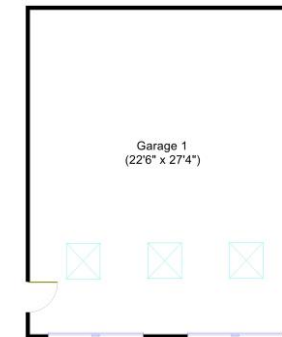
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

**Viewing** strictly by appointment with vendor's agent **BYRNE RUNCIMAN** of Wickham.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	27



Total approx internal floor area of the main house: 3,356.3 sqft/ 311.8 sqm

Garaging: 1,358.7 sqft/ 126.2 sqm

Floor Plan for identification and guidance purposes only.

The boundaries on the attached map are approximate and are for identification



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

- All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
- The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
- These particulars do not constitute any part of an offer or contract.



