

Country House for sale in Winchester, Hampshire - Offers in excess of £4,000,000

By UK Country Property Sales

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Abbotts Barton lies on the borders of the historic City of Winchester and the Itchen Valley, and as such benefits from immediate and easy access to all major amenities. 6 Reception rooms - 7 bedrooms - Superb swimming pool complex.

The location of Chalk Dell House on the edge of Winchester adjacent to open countryside and bounded by a stream at the bottom of the garden, provides a setting that is convenient yet secure and private.

Chalk Dell House is an exceptional detached family house of bespoke design and immaculate presentation. The accommodation is arranged over three floors with many notable rooms including a stunning reception hall off which is a magnificent Orangery giving views of the garden against a backdrop of stone walling and water features.

Adjacent to the Orangery is the dining room. The drawing room opens on to a terrace overlooking the formal raised lawn area. The kitchen/breakfast room is a welcoming hub to the house and gives covered access to the outside and annexe accommodation.

The annexe accommodation includes a staff flat, games room and leisure complex including gymnasium, heated swimming pool with a fully retractable roof, sauna and steam room.

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The garden design makes extensive use of specimen trees and shrubs to create an environment that has matured rapidly providing the property with screening in a peaceful, secluded setting.

THE STRUCTURE OF THE HOUSE

Due of its position next to water meadows and a stream and with a view to environmental change the redeveloped house and gardens provided the opportunity to lift the ground level of the site such that the new building is over a metre higher than the original cottages. Indeed the ground floor of the house is surprisingly actually now higher than much of the centre of Winchester thereby providing future protection from any possibility of flooding through changes in our climatic environment.

A house of extremely modern infrastructure and design has been hidden beneath a surround that gives the appearance of age and maturity, a combination that provides all the convenience of modern construction with the ambiance of another age.

The external walls were constructed from fifteen different specially commissioned bricks which were hand selected for colour to provide a subtle combination of complex brick work and a consistent unique red grey hue. Based on the dimensions of a decorative Victorian fireplace, the bricks used on the house are smaller than normal such that the subtleties of the brickwork could be developed both within the coursing of the first storey (Flemish bond) and the intricate inlays between the green oak within the second and third storey of the building. The intricacy of the brick work is such that each type of brick was embossed with a letter between A and M which were used by the bricklayers to lay an exact pattern which - courses' exactly such that there are no joins or cut bricks anywhere in the walls of the house or outbuildings.

Over 30,000 bricks were rejected to provide the consistency of colour enjoyed throughout the walls of the

house and the mortar was professionally coloured to provide a consistent finish and all brickwork pointed utilising a - birds tooth' finish.

The Oak frame was manufactured by Hampshire Oak utilising locally felled green Oak and constructed utilising oak pegs with no additional fixings. Whilst green Oak moves and contorts for many years the building is protected by a unique sealing system between the brick panels and the oak such that no gaps or leakage can occur regardless of settlement.

The roof was constructed from a combination of timber, clay tiles and lead. The timber roof was cut by hand on site by a team of carpenters and tiled using - Daniel Platt' hand made aged tiles along with scrolled lead work.

The portal containing the front door is constructed Portland Stone.

The inner walls of the house are constructed from 5 - 20 Newton blocks to provide a completely independent structure that ensures that any movement in the outer oak and brick skin is not transmitted into the inner walls of the house. The extra thickness of the inner walls along with a 100mm thermal insulating layer of Celotex in the cavity ensures that the house remains cool in the summer and warm in the winter.

The first and second floors of the house are constructed in concrete providing the benefit of high quality sound proofing between floors whilst the internal walls are entirely constructed from 20 Newton blocks further ensuring sound proofing between all rooms on all floors.

The house and outbuildings includes more than 1600 individual panels of double glazed glass incorporated into the outer doors and windows of the building. All were manufactured by Ridon Joinery, a Southampton based firm in French oak to a unique design and glazed by Shaws of Horsham with a combination of toughened - K' glass on the inner leaf of the double glazing and laminated glass on the outer leaf providing an efficient but highly secure form of double glazing.

OUTBUILDINGS

All outbuildings are constructed in waterproof concrete and faced with various combinations of Green Oak and Michelmarsh bricks and Daniel Platt tiles in combination with - cut' Chicks Grove stone. Doors and windows of the main outbuildings are in European Oak manufactured by Ridon Joinery of Southampton whilst the swimming pool doors and windows are constructed in aluminium manufactured by Southern Glass of Southampton. The main pool enclosure and electric motors were supplied by Swimex of Oundle in Northamptonshire.

Accommodation

The main kitchen was designed by Designers Guild and hand made with Beech carcasses wooden doors of oak and glass finish with - aged' painted doors and surround. The work surfaces are composed of a grain end chopping board and Green Granite.

All remaining kitchens were supplied by Sandtiles of Chichester in various colours and finishes.

All wooden floors are of 1 - hand finished Exmoor Oak, stained and varnished. The remaining floors are of various stone finishes. All remaining wood within the house including both sets of stairs, skirting, architraves and doors are of European Oak finished with French polish and manufactured by Meer End Joinery based in Kenilworth.

All door handles, light switches and sockets are manufactured in solid brass by Brass Art based in Birmingham, much of which was specially commissioned.

INTERNAL FINISHES

The house has been designed to create a large living space which combines volume within each room and a transition between rooms without the need for corridors or wasted space.

There are seven fireplaces with stone hand finished surrounds manufactured by Harry Jonas, a Dorset based stone mason utilising a number of stones including Lincoln Silver, Portland and Bath Stone.

UTILITIES AND SERVICES

The utilisation of solid floors and walls to avoid ambient noise has been further enhanced by locating boilers and other utilities outside of the main house into a plant room. All services are ducted into the house underground into two service ducts that serve individual rooms within the house. The heating and hot water boilers are - redundant' (duplicated) such that if one system fails the other system will continue to provide the entire needs of the house.

Source: primelocation

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