



**CLOSEWOOD HOUSE**

Newland Lane, Denmead, Hampshire, PO7 6TP

**Carter Jonas**

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## **CLOSEWOOD HOUSE, NEWLAND LANE, DENMEAD, HAMPSHIRE, PO7 6TP**

Drawing room • Dining room • Kitchen / breakfast room • Sitting room • 5 / 6 bedrooms • 2 bathrooms • Utility / cellar • Boot room • Study • Outbuildings and barn • Over 6 acres of grounds with Arboretum • River frontage • Mature parkland setting • Tennis court • Carriage driveway with electric gates

### **DESCRIPTION**

An exquisite country home with an elegant Queen Anne façade and potentially older origins. Closewood House is believed to have originally been part of the Southwick estate. The property presents a unique opportunity to acquire a family home with excellent proportions set within extensive grounds, offering in excess of 3,000 square feet of accommodation.

The property is approached via a gravel carriage driveway, which brings one to the front of the house, with its stucco fronted elevation and charming rose clad veranda extending across the entire frontage. The front door opens onto a generous hallway with flagstone flooring and underfloor heating, built in cabinetry and doors onto the principal reception rooms. The drawing room is a handsome room with bespoke bookshelves along one wall, ornate cornicing and plasterwork, marble fireplace and French doors onto the garden. The dining room sits between the entrance hall and the kitchen, and provides an excellent entertaining space with feature fireplace, period oak floorboards and French doors. The kitchen / breakfast room has a range of bespoke solid wood units double butler sink and electric AGA, and also has doors onto the veranda. Additional ground floor accommodation includes a sitting room, which is ideal for less formal family use, downstairs w/c, utility / cellar and boot room.

## **ELEGANT QUEEN ANNE HOUSE IN FABULOUS PARKLAND GROUNDS**



First floor accommodation includes 5 bedrooms, and a further dressing room which could also be used as a sixth bedroom if required. There are two bathrooms, one of which has a shower, and the other contains a shower and a bath. The configuration could be altered if required to provide a principal suite with en suite bathroom.

#### **OUTSIDE**

Externally there is a useful study, connected to the main house and accessed externally, providing an ideal space to work from home. Outbuildings include a substantial stone barn with a myriad of potential uses, store room and greenhouse.

The gardens and grounds are a particular feature of the property, with a mix of formal lawned gardens, a rectangular rill with lily pond, and an expanse of parkland which has been carefully designed and cultivated to provide a stunning arboretum, with a wide variety of mature specimen trees. This area culminates in a stream at the far end of the plot, which is a delightful haven for wildlife. There is also a tennis court and meadow which will provide the incoming purchaser with a fabulous area for a family to enjoy and explore.



## LOCATION

Denmead has a range of shops for day to day needs and there are further more comprehensive facilities at Waterlooville, Havant and Petersfield. There are main line railway stations at Havant and Petersfield providing a service from Portsmouth to London Waterloo and there are excellent leisure facilities including sports centres at Havant, Waterlooville and Petersfield, numerous golf courses, polo at Cowdray Park and racing at Goodwood. There are excellent schools in the vicinity including Kingscourt Preparatory School, Portsmouth Grammar School, Churcher's College, Bedales School and Ditcham Park School.

## ADDITIONAL INFORMATION

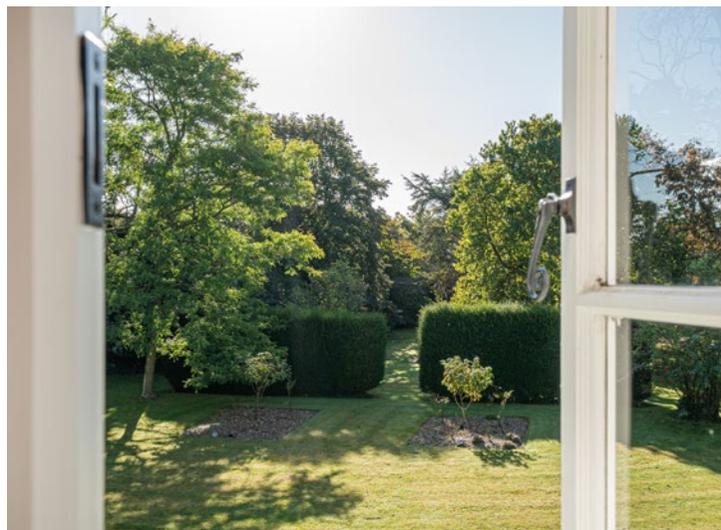
**Tenure:** Freehold.

**Services:** Mains electricity, water. Oil fired central heating. Private drainage. Broadband: Fibre to the premises (FTTP). For internet and mobile services check Ofcom's website.

**Local Authority:** Winchester City Council. Council Tax Band G.

**Viewings:** Strictly by appointment through Carter Jonas. 01962 842742.



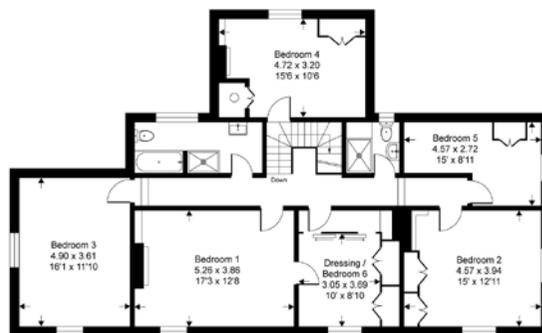


## Newlands Lane, PO7

Approximate Gross Internal Area = 293 sq m / 3154 sq ft  
 Approximate Outbuildings Internal Area = 45.9 sq m / 495 sq ft  
 Approximate Total Internal Area = 338.9 sq m / 3649 sq ft

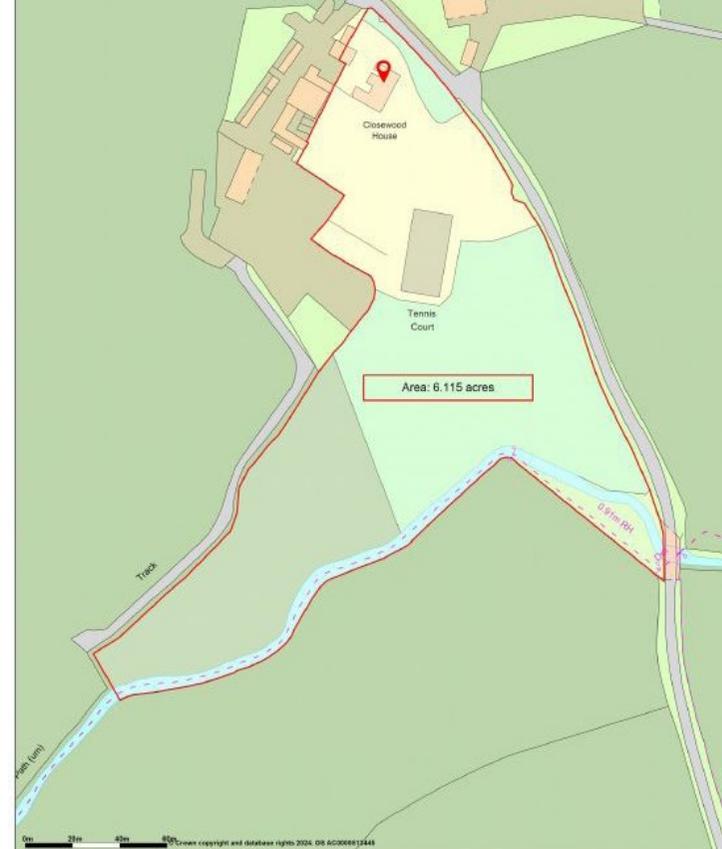


Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
 Produced for Carter Jonas



Promap  
 LANDMARK INFORMATION

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 Plotted Scale - 1:2250. Paper Size - A4

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 73        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F | 31                      |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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