

# THE MODERN HOUSE



*Michelpersh, Hampshire*  
*Sold*

## The Old Rectory

Located in the sought after village of Michelpersh in the heart of the Hampshire countryside, The Old Rectory is an outstanding modern renovation of a former Victorian rectory and coach house. The original red-brick buildings predate 1900 and have been comprehensively restored by the current owners in recent years. The house now offers approximately 6,300 sq ft of internal living space, beautifully proportioned across three floors with a modern glass walkway linking the two buildings.

The property is ideally positioned in the heart of the village, set back from neighbouring properties at the top of a beautifully maintained front garden with topiary Box hedging, mature trees and herbaceous borders. Private, off-street parking and a large double garage is tucked away at the foot of the garden.

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*South-West England  
Sold*

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The entrance to the house is positioned under a gabled porchway, flanked by timber-framed sash windows at either side. An impressive entrance hall, with high ceilings and European oak-chevron flooring introduces the two principle reception rooms positioned at either side of the plan; a beautifully light music room looking out to the garden and a formal drawing room with open fireplace and decorative mouldings. An adjoining library snug sits adjacent.

The additional living areas have been cleverly conceived to offer a series of free-flowing spaces across the ground floor. The bespoke kitchen is complete with Gaggenau and Wolf appliances, a wet bar and under-counter wine fridge, and is interlinked with an open-plan family room. Sliding glass panels draw in natural light and create a visual connection to the surrounding landscape, opening out to the external dining area and further enclosed gardens. A separate dining room forms part of the beautiful glass-link walkway, seamlessly drawing the two buildings together. The former coach house also provides a self-contained living area with a private entrance, kitchen and en-suite bathroom. An additional playroom and studio are also located in this part of the house.

A wide spiral stair at the centre of the plan lead up to the second and third bedrooms, both with their own bathrooms. The master-bedroom suite spans the entire first floor; a superlative space with uninterrupted light throughout the course of the day and elevated views as far reaching as the Isle of Wight. A generous dressing room and large en-suite bathroom are adjoined, with wet room and bath divided by an exceptional wall of honed marble.

The attention to detail, careful interior planning and integration of high-specification appliances has been exceptionally well considered for modern living throughout the house. A sophisticated Lutron lighting system, home ventilation, electrically operated skylights and underfloor heating operate throughout the building.

Externally, the house offers approximately one third of an acre of beautifully maintained formal gardens which wrap the building and several private courtyards with multiple access points from the house. Also included in the title is three quarters of an acre of gated paddock land opposite the property, with great potential for a swimming pool, tennis courts or further private gardens.

Michelemersh is a charming country village with an active local community, a church and two good pubs within walking distance. For local amenities, independent shopping and eateries, both Stockbridge and Romsey are a short drive away and for a broader selection the popular hubs of Winchester and Southampton are both reachable by car in under 30 minutes. The surrounding countryside is exceptionally beautiful and offers access to extensive walking paths.

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The house sits within catchment for an excellent selection of both private and state schooling, including the esteemed St Swithuns school and primary, Kings' School and Winchester College.

Transport links to the Capital are good, with a direct line from both Winchester and Southampton to London Waterloo in just over an hour. The M3 motorway is also easily accessible and Southampton airport is located just 13 miles from the property.



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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.