



Downs Road, South Wonston, Winchester, Hampshire, SO21 3EW



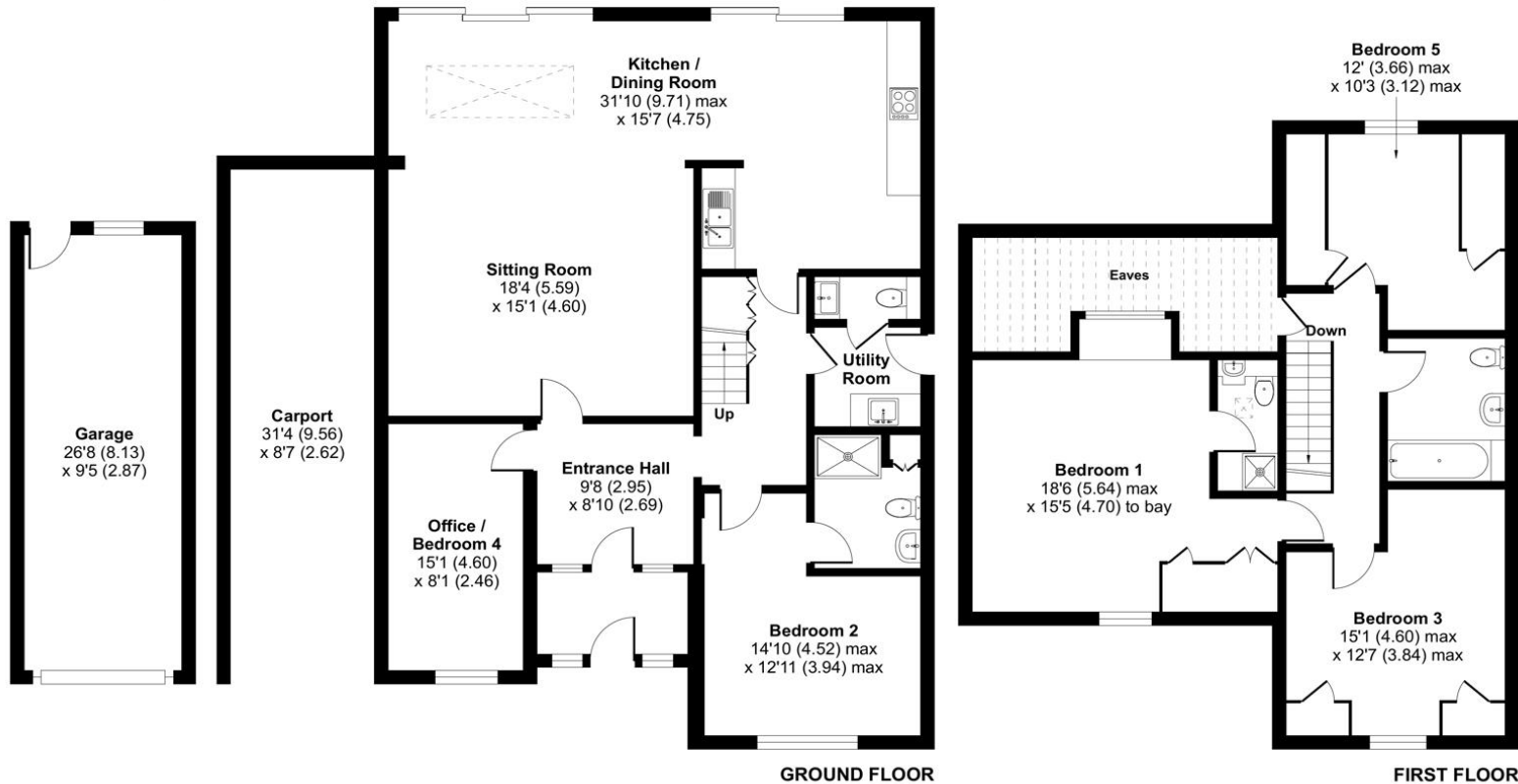
## ACCOMMODATION

A substantial detached property nestled on a plot measuring in the region of 0.33 acres with a garden around 125ft in length. The property benefits from a sizeable porch and entrance hall which is ideal for coats, shoes and storage. Internally, the property provides flexible living with four/five bedrooms spread across two floors and four bath/shower rooms, providing ample facilities for a growing family. The property has been cleverly extended to the rear and now offers an exciting open-plan kitchen/diner with enough space for comfortable entertaining. Externally, there is a carport just over 31ft in length including an EV charging port and a double garage alongside ample driveway parking for at least four cars. The rear garden is not overlooked and offers a delightful decking area for alfresco dining and the remainder is mainly laid to lawn with mature hedge row and borders across the southerly facing plot with ample space to build a spacious outbuilding for additional activities and living. The property also benefits from previous planning permission for the erection of a two-storey rear extension and an orangery with a carport conversion (Planning application reference: 16/01061/FUL).



Denotes restricted head height

Approximate Area = 2104 sq ft / 195.5 sq m (excludes carport)  
Limited Use Area(s) = 115 sq ft / 10.7 sq m  
Garage = 251 sq ft / 23.3 sq m  
Total = 2470 sq ft / 229.5 sq m  
For identification only - Not to scale



AWAITING EPC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1014649



## SITUATION

Set within the village of South Wonston, which lies on the outskirts of the city of Winchester, approximately five miles north. South Wonston offers a village shop, post office, recreation ground and a school. The splendid and historical cathedral city of Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



**SPECIFICATION**

- Plot around 0.33 acres
- Four/five bedrooms family home
- Garage and carport with EV charging
- Secluded garden
- Close to local shop
- Open plan kitchen/diner
- Close proximity to Micheldever Station for commuting links to London

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: E

**GUIDE PRICE**

Guide Price £795,000

**TENURE**

Freehold