



Cross Way, Shawford, Winchester, Hampshire, SO21 2BZ





Smoke Acre, Cross Way, Shawford, Winchester, Hampshire, SO21 2BZ



- No Forward Chain on offer
- Almost 3,000sq ft of usable accommodation
 - Gated property
 - Six comfortable bedrooms
 - Three flexible reception rooms
- Convenient utility room and boot room

t: 01962 830880

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ACCOMMODATION

This exceptional family home offers excellent proportions and has a perfect layout for family living. The extended entrance hall provides a very dramatic and welcoming entrance area which leads nicely onto the vast open plan kitchen family room with bi-folding doors to the garden. There is a very convenient and useful utility room, boot room and shower room leading off which also provides access to the front of the house, ideal for coming in from school and dog walks. There is a further playroom toward the middle of the property which is a very flexible room. On the west side of the property is another large sitting room with a feature fireplace creating two separate comfortable spaces.

On the first floor, there are six bedrooms which radiate natural light from the striking landing. The principal bedroom is an excellent size with a sizeable walk-in wardrobe/dressing area and a large and modern ensuite shower room. Bedroom two also benefits from a sleek, modern ensuite shower room, along with fitted wardrobes with sliding doors, and is perfect for guests. There are two further double bedrooms and two good-sized singles which are served by a stylish family bathroom.

Outside, the wide driveway provides plenty of off-road parking and is fully enclosed with mature hedges and attractive wooden gates. There is side access to the well-maintained rear garden, with a very generous patio area immediately adjacent to the house and steps down to a sizeable lawn with both mature and younger trees and shrubs. There is a useful shed to one side of the garden. Surrounded by established hedging, the house and gardens are wonderfully secluded and enhance the inside space. At the front of the house there is a super south facing terrace which would be ideal for entertaining and a driveway which leads to an area with parking for several cars.



SITUATION

The village of Shawford sits on the edge of the beautiful River Itchen, some 4 miles south of Winchester, and forms the Parish of Compton and Shawford with the neighbouring village of Compton. Shawford is a tranquil Hampshire village with a pub and railway station. Compton has a recreation area with a pavilion, tennis courts, a football pitch and a cricket ground.

The cathedral city of Winchester has more comprehensive facilities which include independent shops and boutiques, fine restaurants, contemporary bars and a thriving bi-monthly Farmers Market. The famous Cathedral and beautiful Water Meadows are within the city and there is a network of footpaths and bridleways for walking and riding in the surrounding countryside in and around Shawford, Compton and Winchester.

There are excellent connections to the M3, M27, A34, the South Coast and the New Forest. Southampton International Airport is 13 miles away.

Schooling is typically outstanding. Local catchment schools are Compton Primary School, Kings School and Peter Symonds; the area offers a choice of the country's finest private schools, including The Pilgrims' School, Twyford Preparatory School, Winchester College and St. Swithun's School.

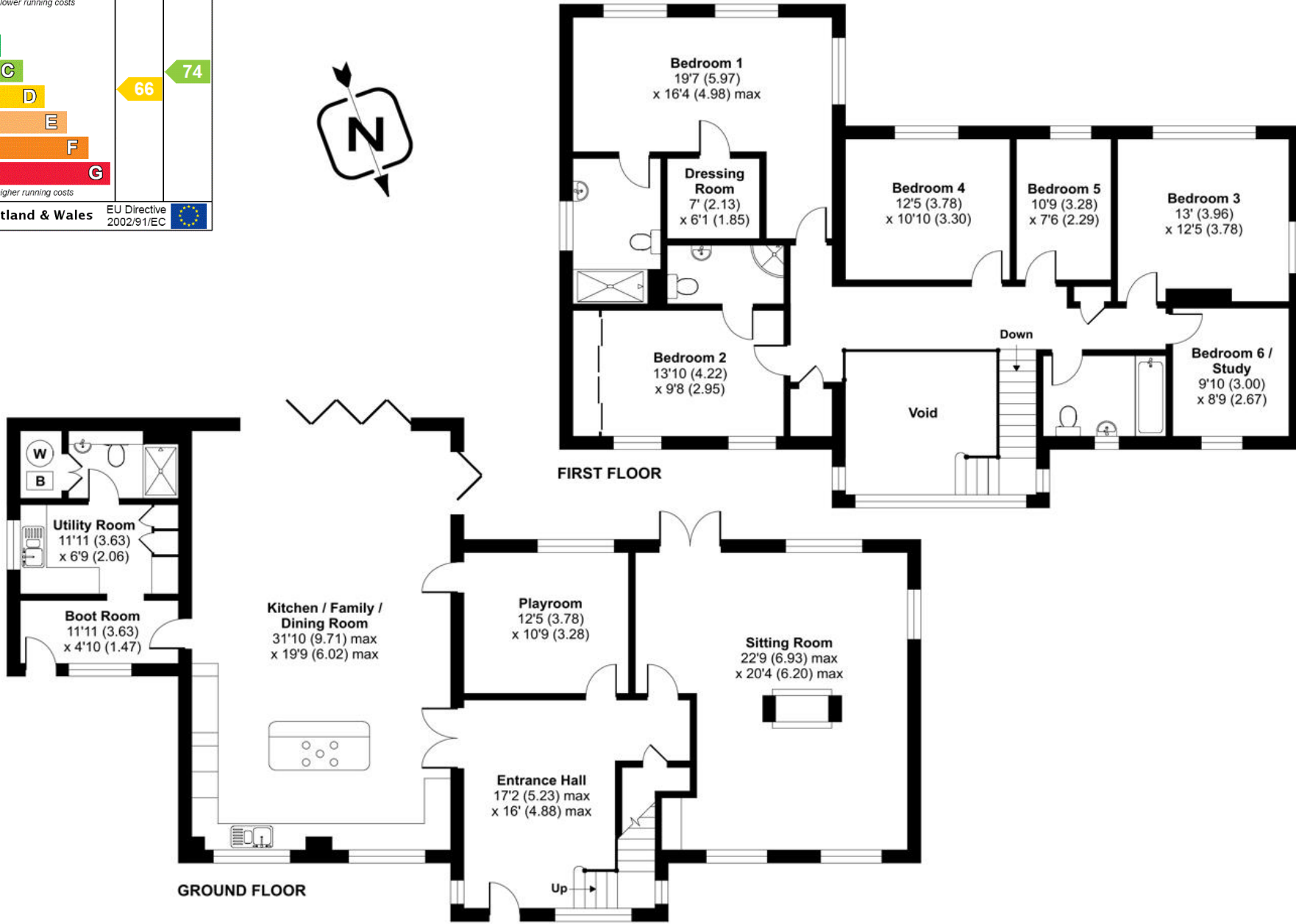




Approximate Area = 3080 sq ft / 286.1 sq m (excludes void)

For identification only - Not to scale

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 74 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1048320





LOCAL AUTHORITY

Winchester City Council
Council Tax Band: G

ASKING PRICE

Asking Price £1,775,000

TENURE

Freehold

AGENTS NOTE

Oil-fired central heating