



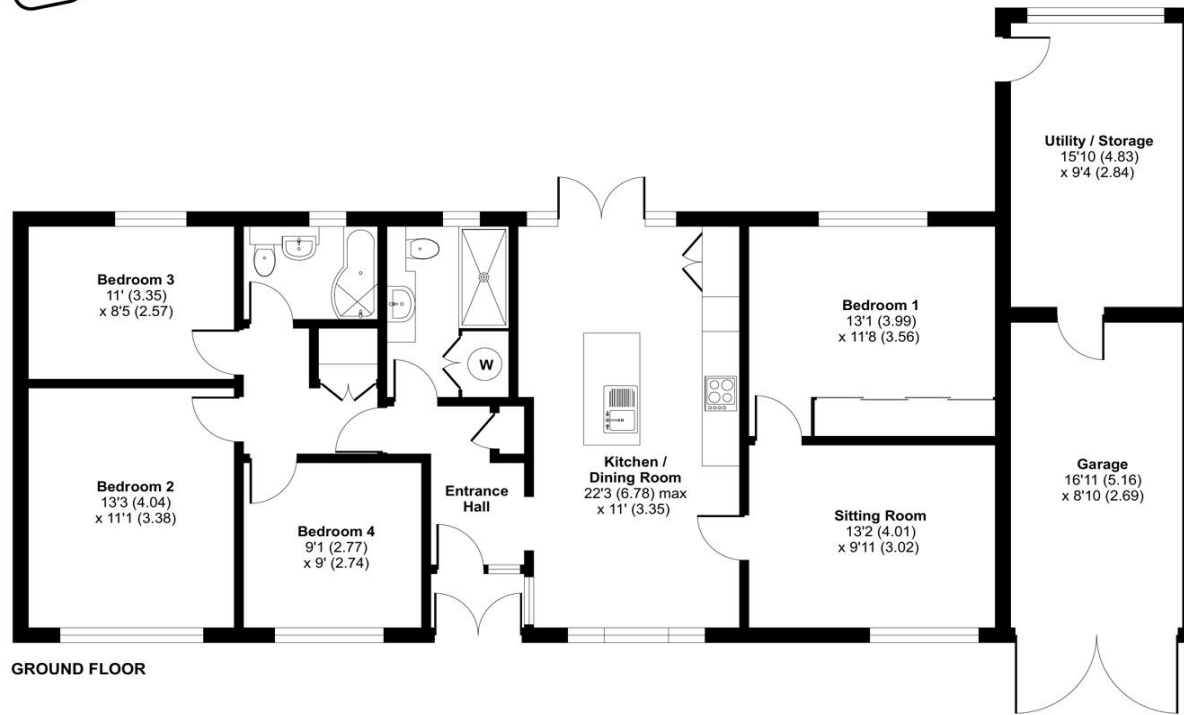


ACCOMMODATION

Nestled within the heart of the highly sought-after village of Cheriton, this exquisite four-bedroom detached bungalow has been tastefully updated throughout, presenting a harmonious blend of modern luxury and timeless charm. Situated on a generously sized plot, set back from the thoroughfare, this residence epitomizes both privacy and convenience. Upon entering through the front door, you are greeted by a welcoming porch, offering an ideal space for hanging coats and jackets before stepping into the inviting entrance hall. To your right, an expansive open-plan kitchen dining room awaits, adorned with a large central island and an array of meticulously designed base and eye-level units, complete with integrated appliances. This captivating space serves as the heart of the home, perfect for entertaining guests and creating cherished memories. Flooded with natural light from French doors leading to the rear and a large window overlooking the front, the kitchen dining room exudes warmth and elegance. Continuing from the kitchen is a cozy sitting room, providing a serene retreat for relaxation. A door leads through to the sizable principal bedroom, which boasts tranquil views of the rear garden and offers ample built-in storage. The accommodation further comprises two separate modern bath and shower rooms accessible from the entrance hall, along with a highly practical utility cupboard. Additionally, two further double bedrooms and a single fourth bedroom, adaptable as a study, complete the living quarters. Outside, the private enclosed rear garden is predominantly laid to lawn and features a generous patio area at the rear of the property, ideal for al fresco dining and summer BBQs. The garden also boasts two substantial raised beds and a compost patch, catering to those with a green thumb. A rear access from the garden leads to a sizable utility/storage space situated behind the garage, offering versatility and potential for expansion, subject to planning permission. Ample off-road driveway parking is available at the frontage, leading up to the garage, while a side gate to the left of the property provides convenient access to the rear garden.



Approximate Area = 1157 sq ft / 107.5 sq m
 Garage = 156 sq ft / 14.5 sq m
 Outbuilding = 145 sq ft / 13.5 sq m
 Total = 1458 sq ft / 135.4 sq m
 For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1081733



SITUATION

Cheriton is a highly desirable village in the South Downs National Park consisting of a number of period properties, together with village amenities including a shop, a well-regarded primary school and village hall. The village is surrounded by the beautiful countryside of the Meon Valley, providing wonderful walks and riding country and a link to the South Downs Way.



SPECIFICATION

- Sought after village location
- Beautifully presented throughout
- Spacious and versatile living accommodation
- Level living accommodation
- Modern fixtures and fittings
- Versatile living space
- Four bedrooms
- Open plan living
- Ample parking & garage

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

GUIDE PRICE

Asking Price £795,000

TENURE

Freehold

* Under the 1979 Estate Agents Act we are required to declare that the vendor of the property is associated with Charters