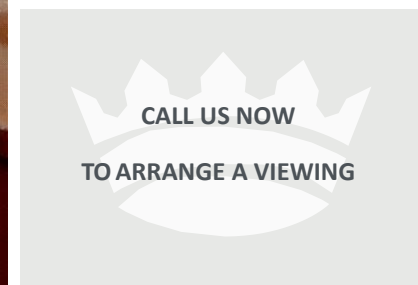




Andover Road, Micheldever Station, Winchester, Hampshire, SO21 3AY



SPECIFICATION

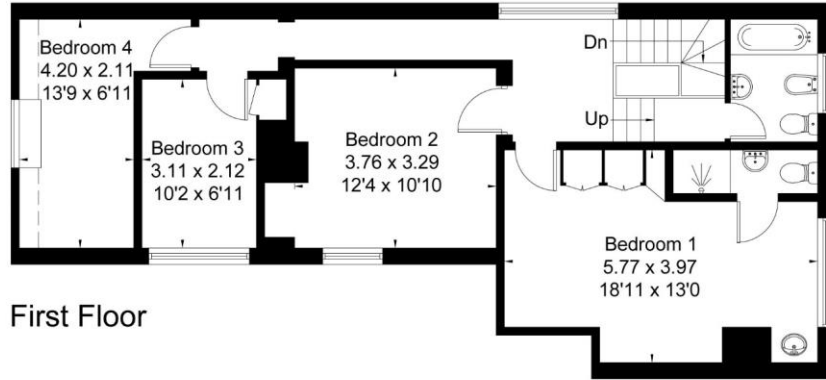
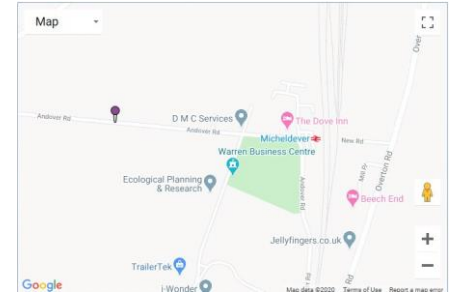
- Charming Grade II listed family home
- Separate sitting and dining room
- Four good sized bedrooms
- Garage and secure parking
- Large rear garden
- Walking distance to Micheldever railway station

ACCOMMODATION

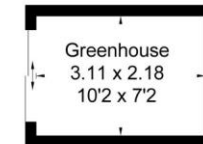
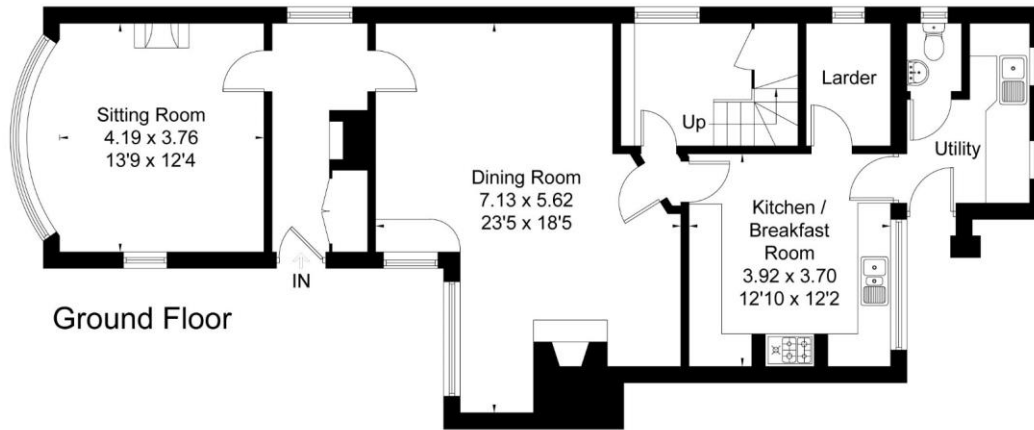
Substantial four bedroom family home located within walking distance to Micheldever railway station, providing excellent direct links to London. This charming Grade II listed property was built in circa 1896 by the renowned architect Sir Edwin Luytens and originally served as the village stores. The property has been lovingly updated by the current owners who have retained a number of original features but tried to create a very usable space with excellent layout. Internally the property provides a formal sitting room located towards the front of the property with feature bay window, a centrally located dining room which is a great entertaining space and leads nicely into the kitchen/breakfast room boasting a larder and separate utility room. The first provides four generous bedrooms with the master benefitting from an en-suite. A family bathroom completes the internal accommodation. The house is accessed via double iron gates leading to a paved area with a variety of shrubs and climbers providing year round interest plus a small ornamental pond. The total plot extends to 0.2 acres with the majority lying to the rear where the garden blends mature planting with modern landscaping, including a pretty paved circular patio surrounded by well-stocked beds adjacent to the house. There is a detached brick built garage and car port providing off-street parking, with additional on-street parking available to the front of the property.



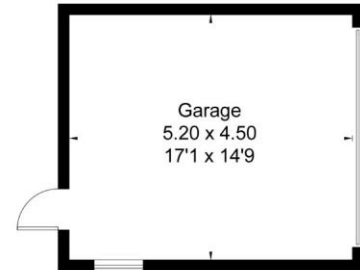
Approximate Area = 165.3 sq m / 1779 sq ft
 Garage = 23.4 sq m / 252 sq ft
 Greenhouse = 6.8 sq m / 73 sq ft
 Total = 195.5 sq m / 2104 sq ft
 Including Limited Use Area (1.9 sq m / 20 sq ft)



= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.ie 252471

SITUATION

The charming village Micheldever Station has a local shop, pub and thatched cottages. The property is within walking distance of Micheldever railway station providing services to London Waterloo, approximately a 56 minute journey. Only a short drive from the thriving city of Winchester with its many famous attractions and amenities. There are a network of footpaths and bridleways for walking and riding in the surrounding countryside.

LOCAL AUTHORITY

Winchester City Council

GUIDE PRICE

Guide Price £600,000

TENURE

Freehold



Your local multi-award winning agents



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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