





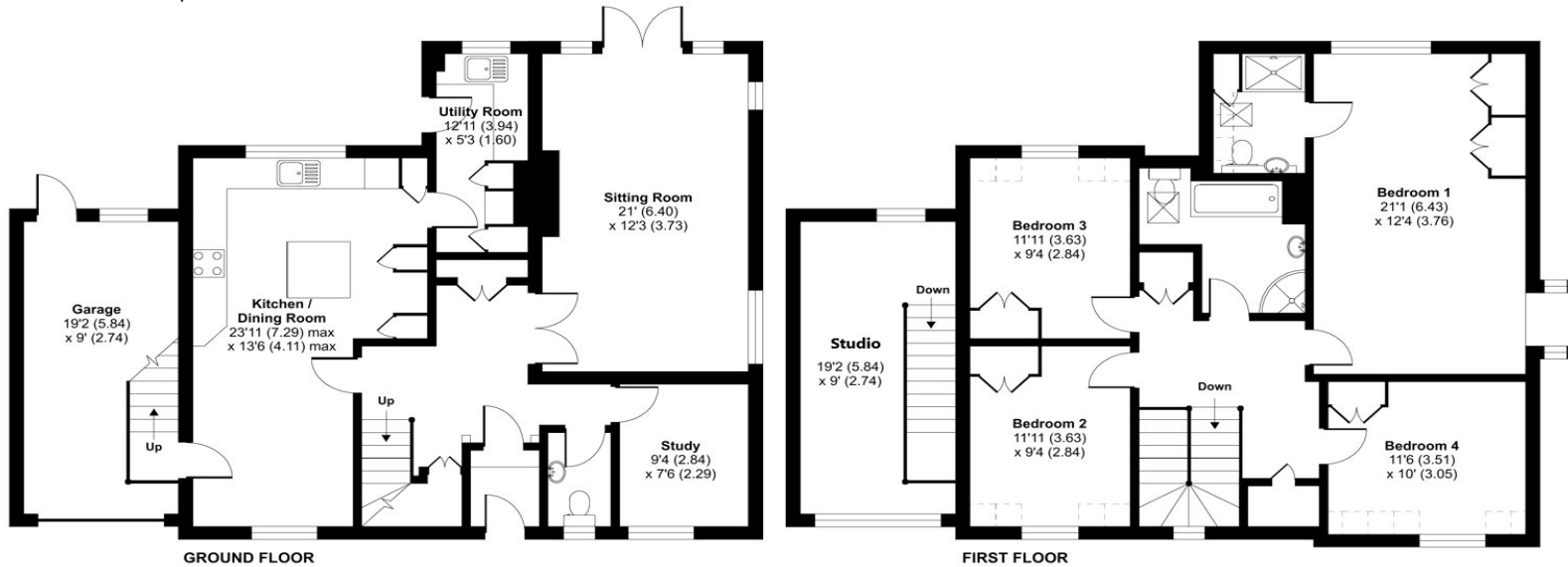
ACCOMMODATION

Beautiful four/five-bedroom, double fronted detached family home, set in the pretty and sought-after village of Micheldever, to the north of Winchester, which is presented in immaculate condition with spacious accommodation throughout. On the ground floor leading off from the welcoming entrance hall there is a large and bright sitting room with French doors opening onto the patio area. There is a stunning open plan kitchen/dining room, perfect for entertaining with family and friends and the added benefit of a separate utility room. Additionally, there is a study, perfect for those working from home and a guest cloakroom. The first floor continues to impress with a large landing leading to the four good sized bedrooms and the contemporary family bathroom. There is also a beautiful en-suite shower room to the principal bedroom. The property offers ample storage, with all the bedrooms having built-in wardrobes. Outside there is an extensive garage with stairs leading to a room above, which can be used as a second study or a fifth bedroom. To the rear there is a large attractive garden with a well-tended lawn and a patio perfect for entertaining.

Approximate Area = 1956 sq ft / 181.7 sq m
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Garage = 172 sq ft / 16 sq m
 Total = 2166 sq ft / 201.2 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1145157



SITUATION

Micheldever is a charming Hampshire village approximately 7 miles from Winchester and is well catered for, having a school, shop, pub, a church and a village hall. A short distance away is Micheldever Station which has fast links to Winchester, Basingstoke and London Waterloo (65 minutes). Micheldever Wood is famed for its dazzling bluebell display during the spring. Winchester is a splendid historical cathedral city with much character, yet with a modern cosmopolitan feel, as well as national retail chains and an array of independent boutique shops, fine restaurants, contemporary bars and an impressive farmers market. Schooling is typically outstanding. The local catchment schools are Micheldever CE Primary School, Henry Beaufort School and Peter Symonds Sixth Form College. Independent schools include Princes Mead, The Pilgrims' School, St Swithun's School and Winchester College. Coast and country lifestyle pursuits are all within striking distance as the village is well placed for the South Downs National Park and The New Forest. Communications are first class. The train journey from Winchester – London Waterloo is 57 minutes. Road links are excellent; the M3, A34, A30 and A303 are within easy reach.



SPECIFICATION

- Double fronted detached house
- Four double bedrooms
- En-suite to the principal bedroom
- Open plan kitchen/dining room
- Sitting room and study
- Utility room
- Large garage and attractive garden
- Connected to mains drainage

LOCAL AUTHORITY

Winchester City Council
Council Tax Band G

ASKING PRICE £800,000

TENURE

Freehold