



Cliff Way, Compton, Winchester, Hampshire, SO21 2AP





St. Michaels, Cliff Way, Compton, Winchester, Hampshire, SO21 2AP

St. Michaels is an impressive double-fronted Georgian-style family home, boasting nearly 6000 sqft. of luxurious living space spread across three floors.



- Nearly 6000sqft of accommodation
- Around 0.4 acre flat plot
- No forward Chain on offer
- Secure gated driveway
- Beautifully landscaped gardens
- Seven bedrooms
- Multiple reception rooms

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ACCOMMODATION

St. Michaels is an impressive double-fronted Georgian-style family home, boasting nearly 6000 sqft. of luxurious living space spread across three floors. As you enter the residence, a sprawling solid oak staircase greets you, guiding you to the first and second floors. The entrance hall sets the tone for the residence, leading to various well-designed spaces. On the ground floor, there's a bespoke fitted study, an impressive formal sitting room with a feature bay window and wood-burning stove, in addition to a conveniently located ground floor WC. The heart of the home lies in the open-plan kitchen/dining/snug area, featuring an incredible orangery that overlooks the garden. This space is perfect for family living, offering multiple entertaining areas seamlessly integrated into one. The bespoke kitchen is finished to a high standard, designed to maximize efficiency. Additionally, there's a large pantry, boot room, and utility room connected to the kitchen. This section also serves as a link to the first-floor games room/gym located above the garage, providing a versatile and flexible space for various activities. The first and second floors house a total of seven comfortable bedrooms and six bathrooms. Bedroom one is particularly impressive, offering ample space with two dressing rooms, a balcony, and a substantial en-suite with a separate WC. Most of the other bedrooms also benefit from built-in wardrobes, ensuring practical storage solutions. Four of the other bedrooms have en-suite facilities, whilst a Jack and Jill bathroom serves the remaining two bedrooms. Externally, the meticulously maintained gardens span approximately 0.4 acres and feature mature shrubs and screening, providing privacy and a serene environment. Ample frontage is available for parking, secured behind a gated and walled front. The double garage and boiler room are externally accessible from the driveway. The rear garden is primarily laid to lawn, adorned with a rose garden and a wisteria arch along the east side, adding charm to the outdoor space. This residence is a perfect blend of classic Georgian style, modern amenities, and thoughtful design, creating an ideal family home.



SITUATION

Compton is a sought-after village, only a ten-minute drive to historic Winchester, with a church, a village hall and a recreation area and forms the Parish of Compton and Shawford. Once England's ancient capital city, 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 network of footpaths and bridleways for walking and riding in the surrounding countryside in and around 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 and just under a mile away is Shawford Station which offers a direct train to London. Schooling is typically outstanding. Local catchment schools are Compton All Saints CE Primary School (short walk from the property) and Kings School as well as nearby independent schools, The Pilgrims' School, Twyford Preparatory School, Winchester College and St. Swithun's School.





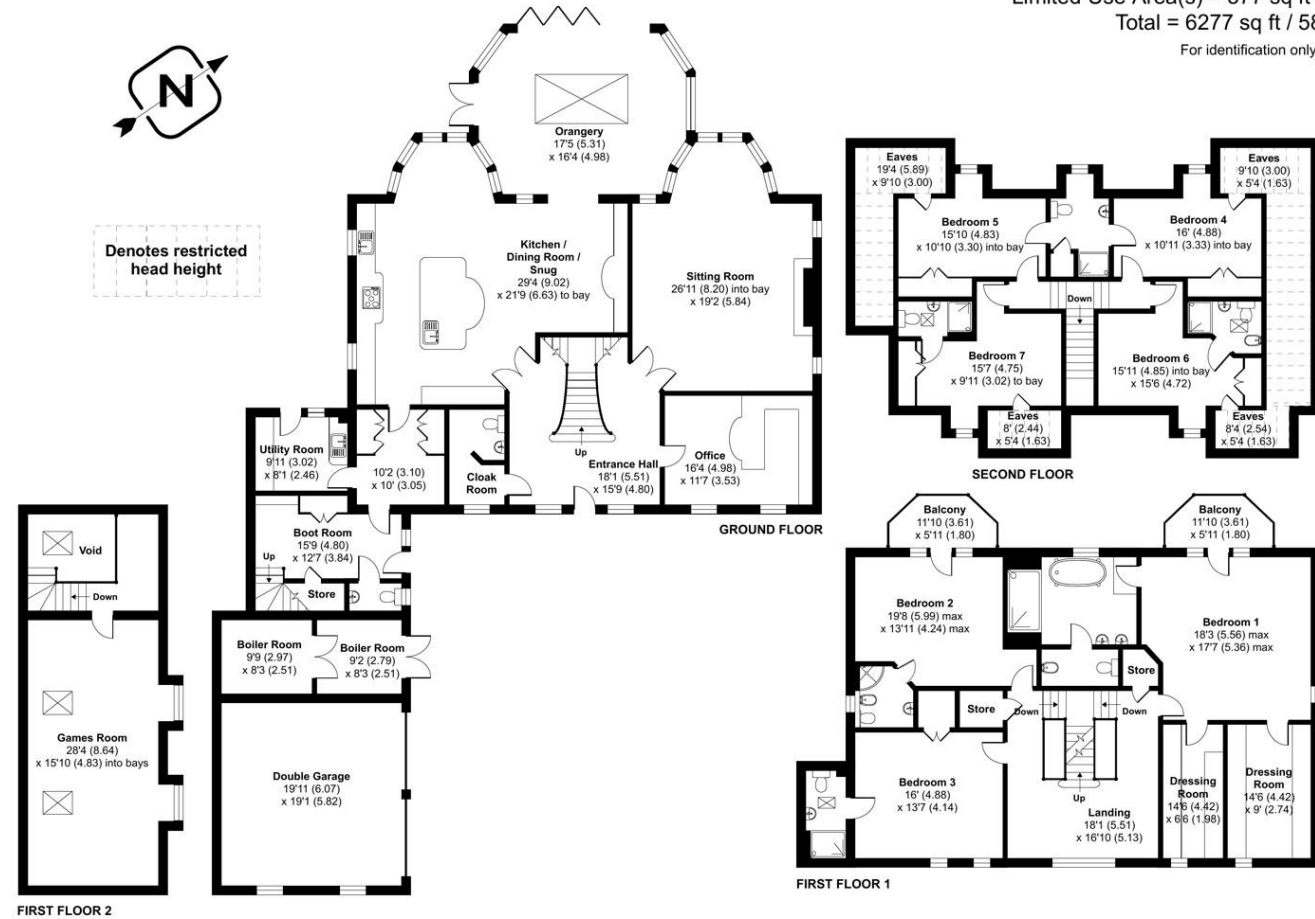
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 5900 sq ft / 548.1 sq m (includes double garage and excludes boiler rooms)

Limited Use Area(s) = 377 sq ft / 35 sq m

Total = 6277 sq ft / 583.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Charters Estate Agents Limited. REF: 1084068





LOCAL AUTHORITY

Winchester City Council
Council Tax Band G

GUIDE PRICE

Guide Price £2,500,000

TENURE

Freehold