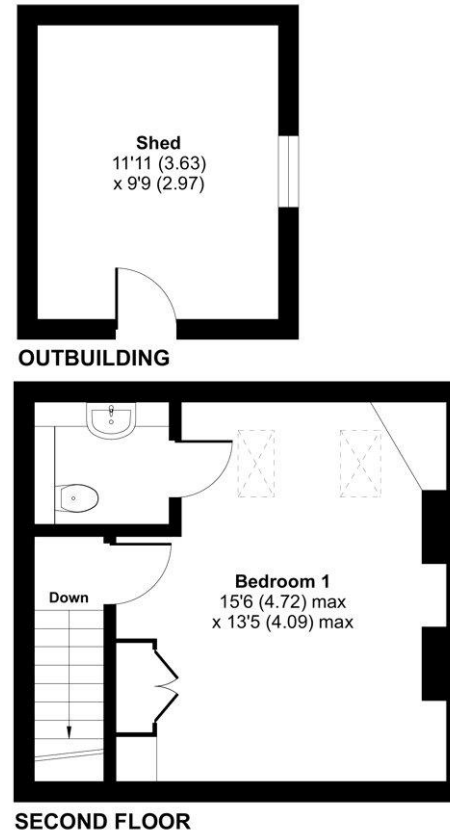
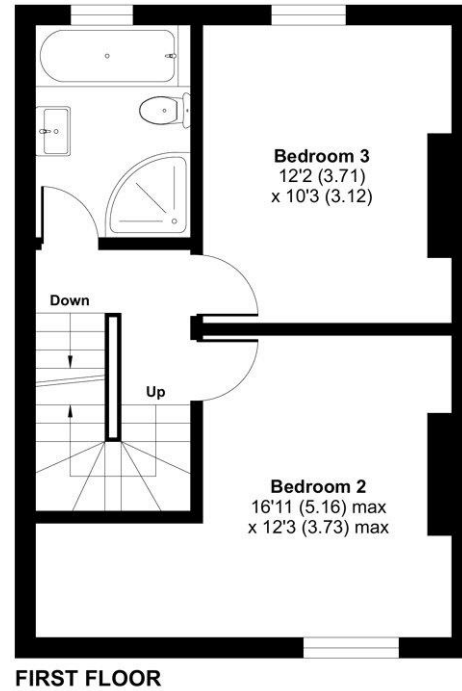
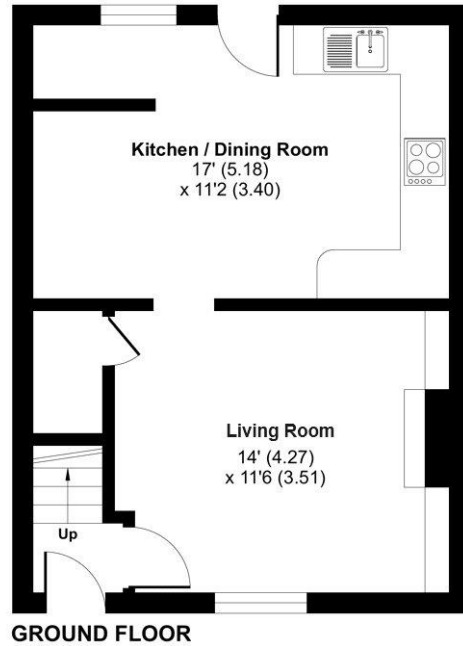


## ACCOMMODATION

Nestled in the desirable village of Hursley, this exceptional three-bedroom end of terrace property is just 15 minutes from Winchester city centre. Hursley, known for its strong sense of community, is a haven for a range of buyers offering excellent schools, a charming local shop, and renowned pubs. This home has been a labour of love for its current owners and has been thoughtfully transformed. Every corner exudes style and comfort, creating an inviting and space for the new owners. The ground floor welcomes you with an open and airy living space, a testament to the meticulous care and attention invested in this property having opened up the fireplace it is now the focal point of the room. The contemporary Howdens kitchen, fitted with modern appliances, is a chef's dream also allowing space for family dining offering the perfect setting for relaxation and entertaining. The innkeeping barn door opens to a delightful garden, ideal for outdoor gatherings. On the first floor, you'll find two generously sized bedrooms. The second bedroom offers versatility for families as this can be used as a home office for those needing hybrid working. The bedrooms are served by the four-piece family bathroom with corner shower and contemporary tiling. The top floor is dedicated to the principal bedroom, complete with a private en-suite. The rear garden has been landscaped with a patio area for alfresco dining and grassed area streamed with sunshine. There is also an outbuilding which is ideal for storage but could be easily transformed into a home office or even a children's play area. Behind here is private parking and also there is resident parking at the front of the home.



Approximate Area = 1080 sq ft / 100.3 sq m  
 Outbuilding = 118 sq ft / 10.9 sq m  
 Total = 1198 sq ft / 111.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1056925



## SITUATION

Set within the delightful village of Hursley, only a short drive from the thriving city of Winchester. Hursley has a post office, butchers, sport facilities, the popular family pub, The Dolphin Inn and the gastro pub The King's Head offering fine dining. The historic city of Winchester offers many famous attractions and amenities. Communications are excellent with the M3, A34 and A303 within easy reach, providing access to London and the South Coast.





**SPECIFICATION**

- Fabulous End of terrace home
- In the sought after village of Hursley
- Three double bedrooms
- Finished to a very high standard
- Off Road parking

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band E

**GUIDE PRICE**

Asking Price £550,000

**TENURE**

Freehold