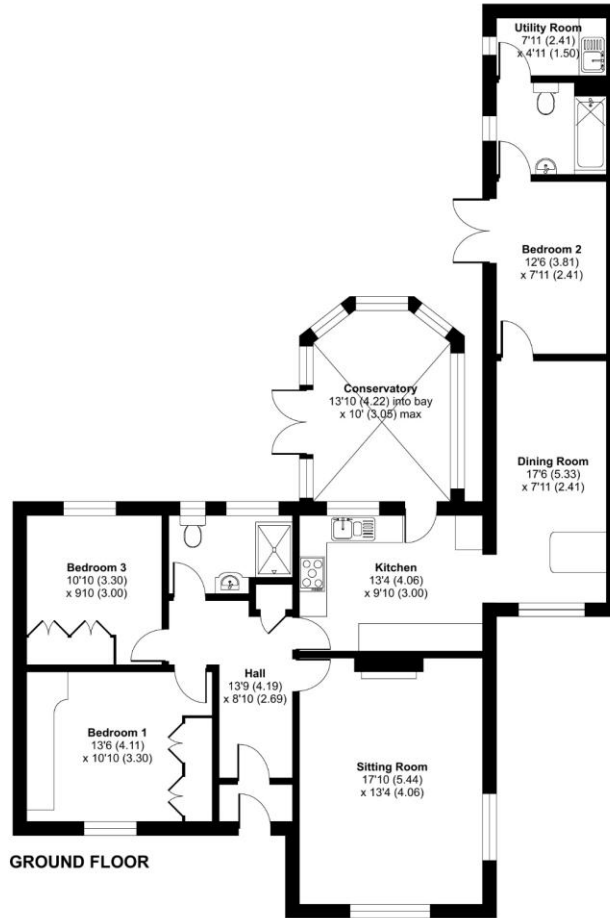






## ACCOMMODATION

A deceptively spacious detached bungalow which has been extended and modernised by the current owners over recent years and now offers excellent accommodation. You enter the home via a handy porch giving the ideal space for hanging jackets and coats. The front door opens into a welcoming entrance hallway providing access to the well-proportioned accommodation. The spacious sitting room includes a view to the front garden and the fields beyond, with a feature fireplace mantle giving the room a central focal point. The kitchen benefits from a rear garden aspect and breakfast bar. It includes fitted base and eye level units, an integrated oven, grill and dishwasher, with a door leading into the generous conservatory with French doors opening to the rear garden. Additionally, there is a useful utility room with an integrated washing machine. The property also includes a sizeable dining room which could be utilised as an additional bedroom if required. The home continues to impress with three well-proportioned bedrooms, two of which boast built-in wardrobes, served by a family shower room. The third bedroom has a full en-suite bathroom. Externally, the generous private garden is mostly laid to lawn with standalone sheds to the rear. To the front, the driveway provides ample off-road parking for at least three vehicles and a front lawn with flowerbed.



Approximate Area = 1301 sq ft / 120.9 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	69	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 888281



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

## SITUATION

Set within the village of South Wonston, which lies on the outskirts of the city of Winchester, approximately five miles north. All within a convenient walking distance there is a village shop, post office, recreation ground and a school. The historic city of Winchester is only within a short drive or local bus journey and its characterful city delights are immediately surrounded by the rustic beauty of the chalk downs, giving you the best of cosmopolitan and country life. The city boasts an abundance of top brand shops, upmarket boutiques, inviting cafes and sophisticated restaurants. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside. Communications are excellent with the A34, M3 and M27 within easy reach.



### **SPECIFICATION**

- Spacious detached bungalow
- Popular village location
- Three/four bedrooms
- Two bathrooms
- Sitting room and dining room
- Utility room
- Conservatory
- Generous private garden

### **LOCAL AUTHORITY**

Winchester  
Council Tax Band D

**ASKING PRICE £585,000**

### **TENURE**

Freehold