





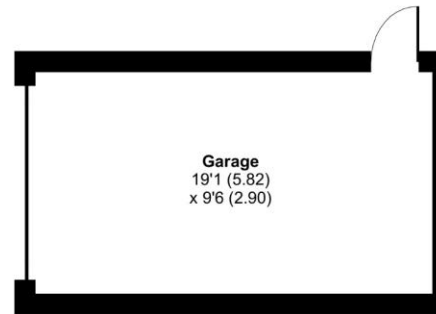
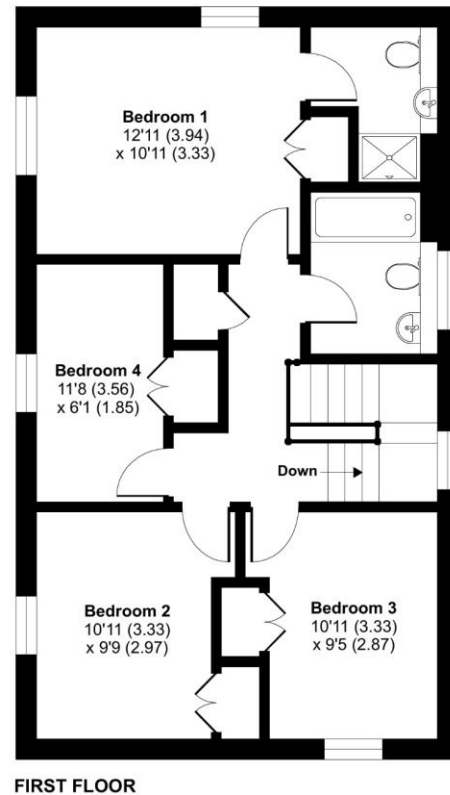
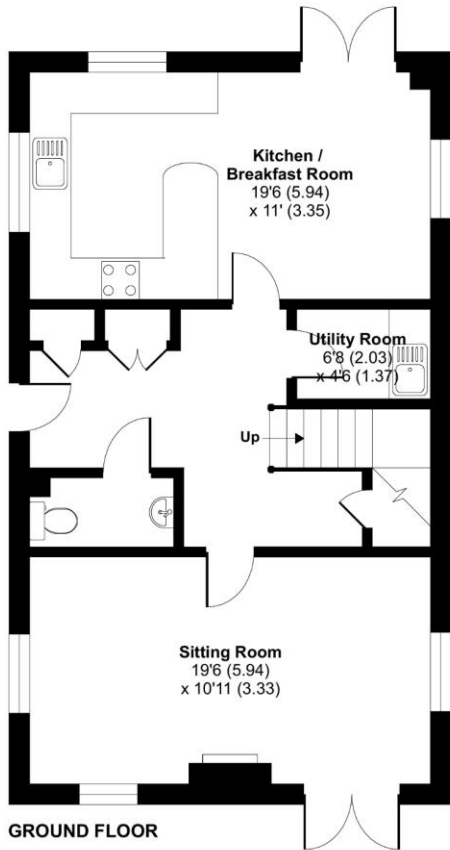
SPECIFICATION

- Modern detached house
- Four bedrooms
- En-suite to the principal bedroom
- Separate family bathroom
- Sitting room with access to the garden
- Kitchen/breakfast room
- Off-road parking
- Garage
- Front and rear garden
- Quiet position in the village

ACCOMMODATION

A modern detached family home with a lovely south-facing garden, situated in a quiet close within walking distance of the main village. The property comprises a spacious entrance hall with a built-in storage cupboard and access to a cloakroom and a separate utility room. A bright and airy kitchen/breakfast room has triple aspect windows and double doors leading to the garden. The kitchen area offers an array of stylish wall and base units with an integrated, fridge, oven, hob and extractor fan and a dishwasher. A further free-standing fridge freezer and a washing machine will also be included. The sitting room also has a triple aspect and doors to the garden and further benefits from an open fire place. Upstairs there are four well-proportioned bedrooms, all benefitting from built in wardrobes. The principal bedroom further benefits from an en-suite shower room. Outside there is a private driveway leading to a garage with further gated access to an enclosed rear garden that essentially wraps around the property. Offered unfurnished.

Approximate Area = 1344 sq ft / 124.8 sq m
 Garage = 183 sq ft / 17 sq m
 Total = 1527 sq ft / 141.8 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	74	
(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	



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 2022. Produced for Charters Estate Agents Limited. REF: 902903



SITUATION

Popular Twyford village is about 3 miles from Winchester. Its wide range of facilities include a post office/shop, cafe, hairdressers, primary school, Twyford Preparatory School, play parks, doctor's surgery, pharmacy and two public houses. The Bugle pub/restaurant is very highly regarded. Nearby Winchester has even more facilities. Connections are excellent as the A34, M3, M27 and Winchester and Shawford Railway Stations are within easy reach.

LOCAL AUTHORITY

Winchester City Council
 Council Tax Band F
 Minimum Term 12 Months

£2,500 PER MONTH

Security Deposit £2,884.61 (based on advertised rental price)
 Holding Deposit £576.92 (based on advertised rental price)



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