



Downs Road, South Wonston, Winchester, Hampshire, SO21 3EH





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Substantial detached family home offering in excess of 3,200 sqft and sat on a plot measuring approximately 0.3 acres, with ample frontage. Set well back within its plot the property is well located and provides a great opportunity for those looking to create a fine family home.



- Substantial detached family home
- Recently renovated to a high-specification
 - Set within a substantial plot
- Four/Five bedrooms • Ground floor studio with en-suite
 - Three shower rooms and further en-suite bathroom
 - Ample off-road parking
- Integral garage • No forward chain

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ACCOMMODATION

Substantial detached family home offering in excess of 3,200 sqft and sat on a plot measuring approximately 0.3 acres, with ample frontage. Set well back within its plot the property is well located and provides a great opportunity for those looking to create a fine family home. Recently renovated to a high specification, this residence is a testament to meticulous attention to detail and quality craftsmanship, including high end engineered oak flooring and quality carpeting. From the porch, a substantial entrance hall welcomes you into the home, leading through to the dual aspect sitting room with feature fire and patio doors providing direct access to the rear garden. There is a separate dining room between the sitting room and kitchen which provides a flexible space. The recently refitted kitchen is well planned, with a large central island, housing a sleek induction hob and breakfast bar. From the kitchen bi-fold doors lead through to the conservatory. There is a versatile studio with en-suite shower at the rear, currently being utilised as a fifth bedroom. This space has the potential for a number of uses and would be ideal as a home gym or games room. A further shower room completes the ground floor. The accommodation is configured with four bedrooms on first floor level including a spacious principal bedroom with en-suite bathroom and built in storage. The remaining bedrooms are serviced by a family shower room. Externally, the front of the property has a lawn area and mature boundaries, an integral garage and a horseshoe driveway, allowing easy access for parking. The vast rear garden is mainly laid to lawn, including a terraced area which provides space for outdoor entertaining and relaxing. There are some mature trees and shrubs providing an attractive backdrop. The house is located centrally in the very established Village of South Wonston, on the northerly side of Winchester and is being offered with no forward chain.



SITUATION

South Wonston lies approximately five miles north of Winchester and has a village shop, post office, recreation ground and a school. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. The surrounding countryside has a network of footpaths and bridleways for walking and riding. Connections are excellent as Winchester railway station, A34, A303, M3 and M27 are within easy reach.

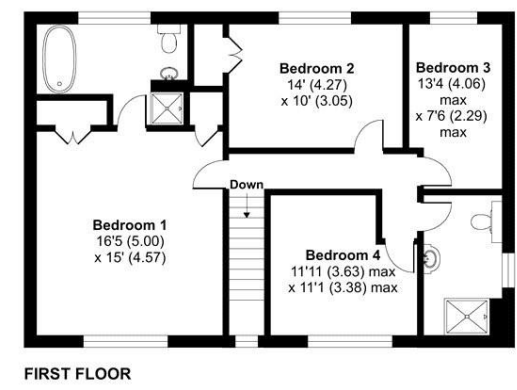
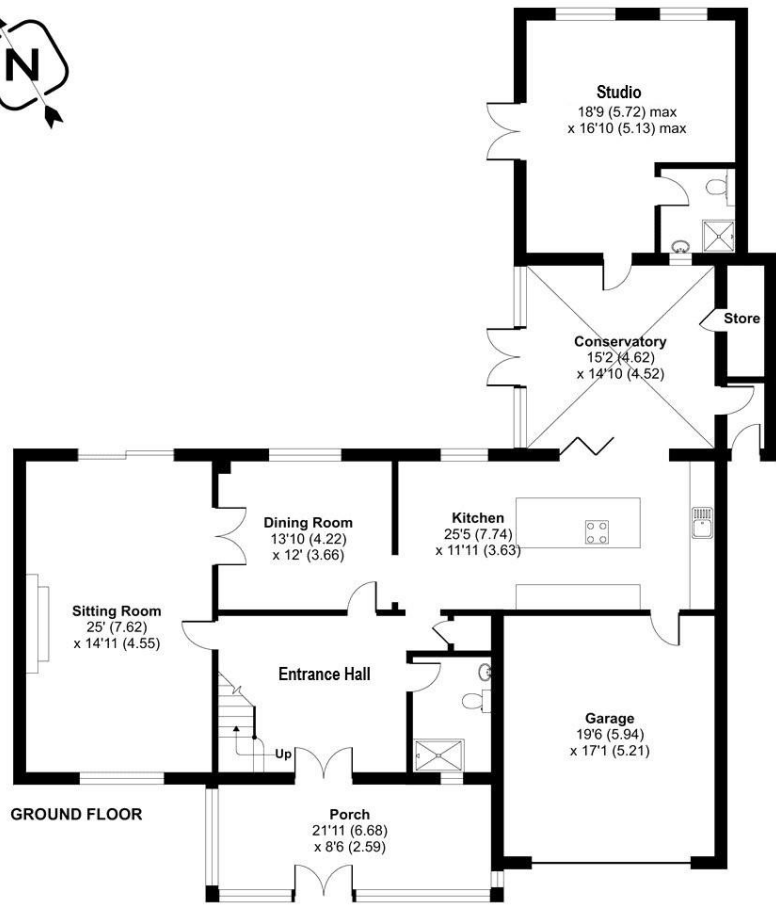




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 3276 sq ft / 304.3 sq m (includes garage)
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1071732





LOCAL AUTHORITY & SCHOOL CATCHMENTS

Winchester City Council
Council Tax Band G

GUIDE PRICE

Asking Price £895,000

TENURE

Freehold