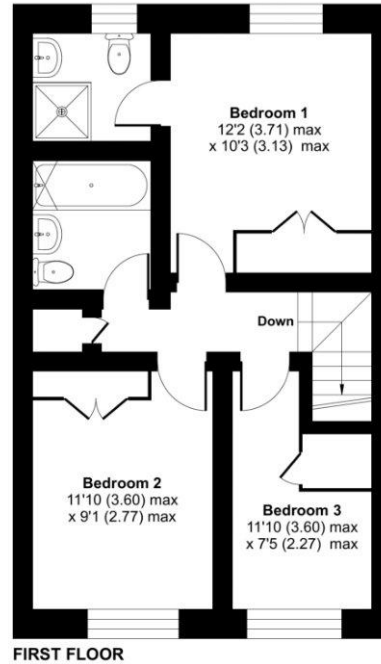
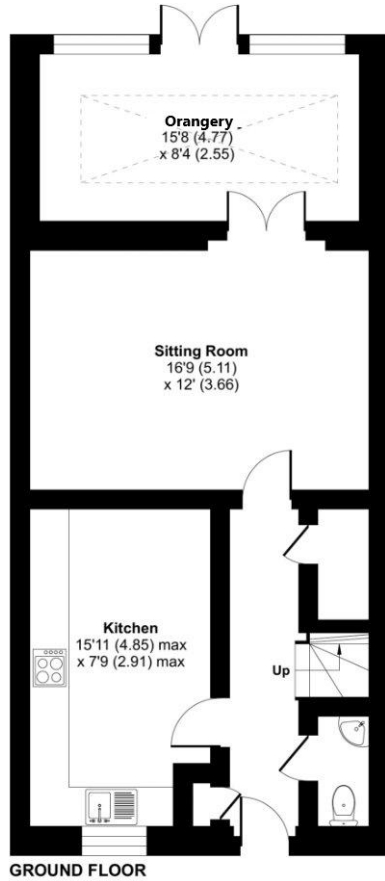


## ACCOMMODATION

Nestled within a distinguished development in the heart of the Itchen Valley, this modern village residence combines contemporary elegance with Georgian-inspired design, offering exceptional kerb appeal. Ideally situated between Alresford and Winchester, this home provides a quiet and versatile living environment. The property opens into a spacious and inviting entrance hall, leading to a well-appointed kitchen/dining room equipped with an array of quality units and appliances. The generously proportioned sitting room extends seamlessly to a stunning rear orangery, a versatile space that beautifully blends traditional architectural details with modern functionality. Upstairs, the principal bedroom is both spacious and well-designed, featuring an en-suite shower room and fitted wardrobes. Two additional bedrooms share a beautifully finished family bathroom. Outside, the property benefits from a manageable private rear garden, complete with a lawn, timber decking, and rear access gate. To the front, there is an open-fronted double garage, providing sheltered parking and valuable storage. Located in the sought-after village of Itchen Abbas, this property enjoys close proximity to both Winchester and the market town of Alresford. The village is well-served with a primary school, a traditional pub, and excellent road and motorway connections, while nearby villages such as Avington, Ovington, and Easton, and the surrounding picturesque countryside add to its appeal as an exceptional place to live.

Approximate Area = 1167 sq ft / 108.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1206018



## SITUATION

The charming village of Itchen Abbas, set within the picturesque Itchen Valley, surrounded by beautiful countryside and the famous trout River Itchen in the county of Hampshire. It is only a short drive north-east of the historic city of Winchester, with its many famous attractions and amenities, and a few miles from the mainline rail station which takes you to central London in approximately 57 minutes.





### **SPECIFICATION**

- Three Bedroom modern house with Georgian inspired design
- Ideally situated between Alresford and Winchester
- Principle bedroom with en suite shower room
- Stunning orangery
- Private rear garden
- Garage

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band E

**ASKING PRICE £535,000**

### **TENURE**

Freehold

Annual Estate Management Charge: Approx.  
£950

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.