



Micheldever Station, Winchester, Hampshire, SO21 3FP

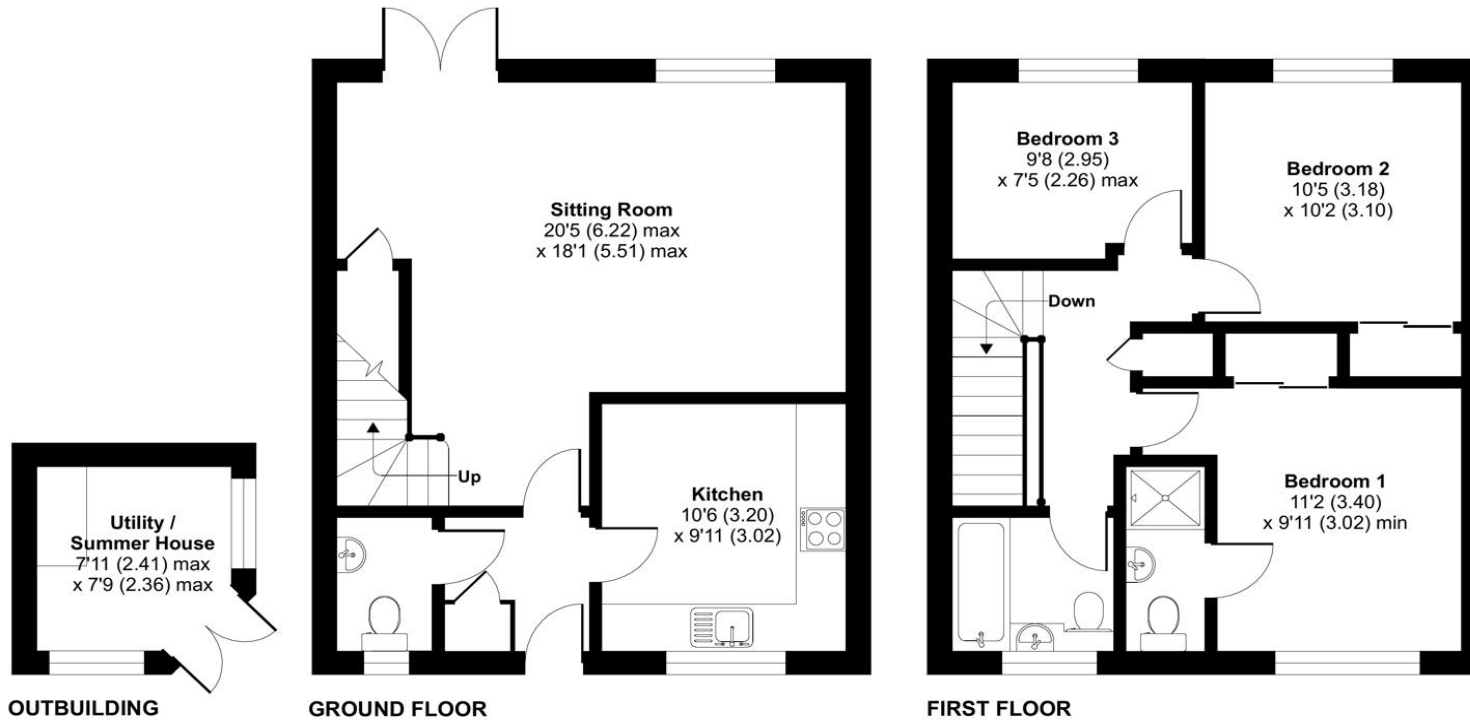


ACCOMMODATION

Three-bedroom semi-detached property nestled in the charming village of Micheldever. Situated within an exclusive private development, this home, built by an independent developer Broadleaf Homes in 2013, boasts unparalleled exclusivity with just three residences. The interior showcases meticulous attention to detail, adorned with contemporary finishes and an elegant Farrow & Ball colour palette, creating an atmosphere of refined sophistication. Spanning over 1000 square feet, the residence presents a spacious entrance hallway leading to a convenient downstairs cloakroom. The well-appointed kitchen, has cream units, chrome handles, and integrated white goods, there is also space for a table providing an ideal area for family breakfasts. The heart of the home is the open-plan lounge area, also accommodating formal dining and seamlessly flowing onto the garden through French doors. Upstairs, three generous bedrooms await, with the master bedroom featuring an ensuite shower room and fitted storage. The remaining bedrooms are served by the stylish family bathroom. Outside, enjoy two allocated parking spaces, while the low-maintenance rear garden offers an artificial lawn, extensive patio, and versatile outdoor storage cabin that could also be used as a home office. Micheldever Station and neighbouring Micheldever



Approximate Area = 990 sq ft / 92 sq m
 Outbuilding = 57 sq ft / 5.3 sq m
 Total = 1047 sq ft / 97.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(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: 1026400



SITUATION

The charming village Micheldever Station has a local shop, pub and thatched cottages. The property is within walking distance of Micheldever Railway Station providing services to London Waterloo, approximately a 56-minute journey. Only a short drive from the thriving city of Winchester with its many famous attractions and amenities. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside.



SPECIFICATION

- Three-bedroom home
- Spacious sitting room
- Modern kitchen/breakfast room
- Family bathroom and ensuite shower room
- Low-maintenance garden with summer house
- Driveway parking for two cars

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

ASKING PRICE

Asking Price £425,000

TENURE

Freehold

AGENTS NOTE

Private drainage, awaiting Environmental Agency Compliance Certificate.

Cost: £189.00 per annum (approx.)

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