

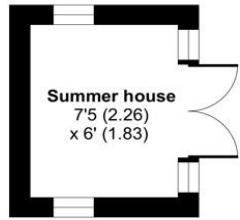


The Row, Avington, Winchester, Hampshire, SO21 1DE

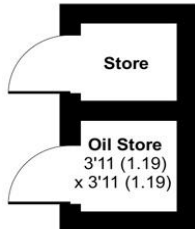


## ACCOMMODATION

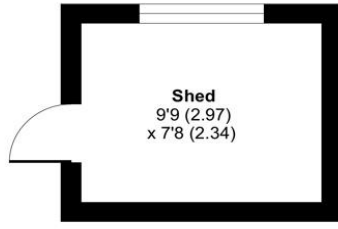
This stunning Grade II listed character property is located in the heart of the highly sought-after village of Avington. It has undergone a beautiful refurbishment that maintains the style and character of the property. As you approach the front door, you are greeted by a path flanked by picturesque cottage gardens on either side. Upon entering you step into a spacious sitting room that exudes charm. The room features an attractive brick fireplace with a wood burner, serving as a focal point and adding to the cosy ambience. Throughout the accommodation, you will find delightful period features, including exposed wooden beams overhead. The sitting room seamlessly transitions into a sizeable open-plan kitchen/dining room, providing an excellent space for entertaining. The dining area is perfect for hosting guests, while the modern fitted kitchen is tastefully designed in a farmhouse style that complements the overall aesthetic of the property offering base and eye-level units. Additional features on the ground floor include a well-equipped, recently installed utility/garden room with a large Belfast sink and washing/drying facilities, as well as an under-stair storage space. Moving to the first floor, you will be impressed by the well-proportioned principal bedroom, which offers views over the rear garden. The second double bedroom incorporates a built-in desk cleverly utilising an alcove, and a mezzanine level adds versatility to the space. A modern family bathroom serves the upstairs accommodation, completing the layout of the first floor. One of the major highlights of this property is the large private rear garden, which benefits from a sunny south-facing aspect and backs onto fields. The garden is predominantly laid to lawn, with mature planting beds bordering the area. A patio terrace at the rear of the property provides an ideal space for al fresco dining. The garden includes a summerhouse, a shed for extra storage, a greenhouse, and raised planting beds, perfect for growing vegetables.



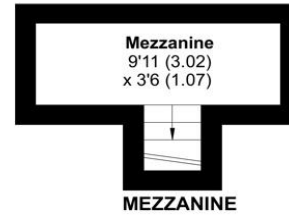
OUTBUILDING 2



OUTBUILDING 3 / 4



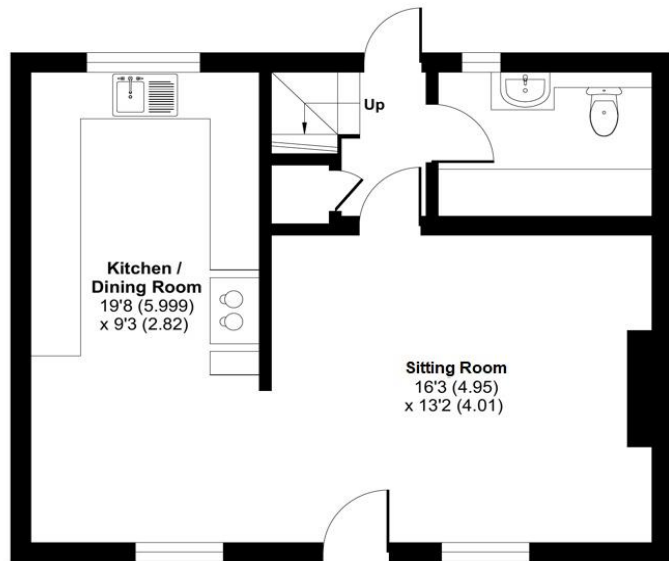
OUTBUILDING 1



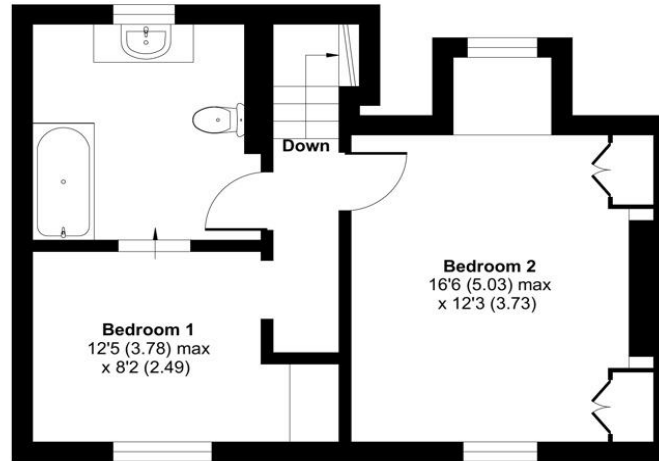
MEZZANINE

Approximate Area = 914 sq ft / 84.9 sq m  
 Mezzanine = 41 sq ft / 3.8 sq m  
 Outbuildings = 148 sq ft / 13.7 sq m  
 Total = 1103 sq ft / 102.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 993855



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	35	
(1-20)	G		71
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SITUATION

Avington is a quintessential village on the banks of the River Itchen, equidistance from both Winchester City and Alresford town. There is a local golf course and the landmark Grade I stately home of Avington Park nearby. Neighbouring hamlets of Easton and Itchen Abbas offer local amenities of a primary school and a choice of pubs together with a village shop at The Chestnut Horse in Easton. Nearby Alresford is a beautiful Georgian Town sporting a plethora of fine colour-washed homes. An extensive range of shops retail items such as design home interiors, gifts, crafts, food and wine.



#### **SPECIFICATION**

- Sought after village location
- Generous plot
- Grade II listed building
- Beautifully presented throughout
- Two double bedrooms
- Downstairs cloakroom/utility
- Period features
- Sunny south-facing rear garden

#### **LOCAL AUTHORITY**

Winchester City Council

Council Tax Band: E

#### **ASKING PRICE**

£650,000

#### **TENURE**

Freehold

#### **AGENT NOTE**

Bottled gas