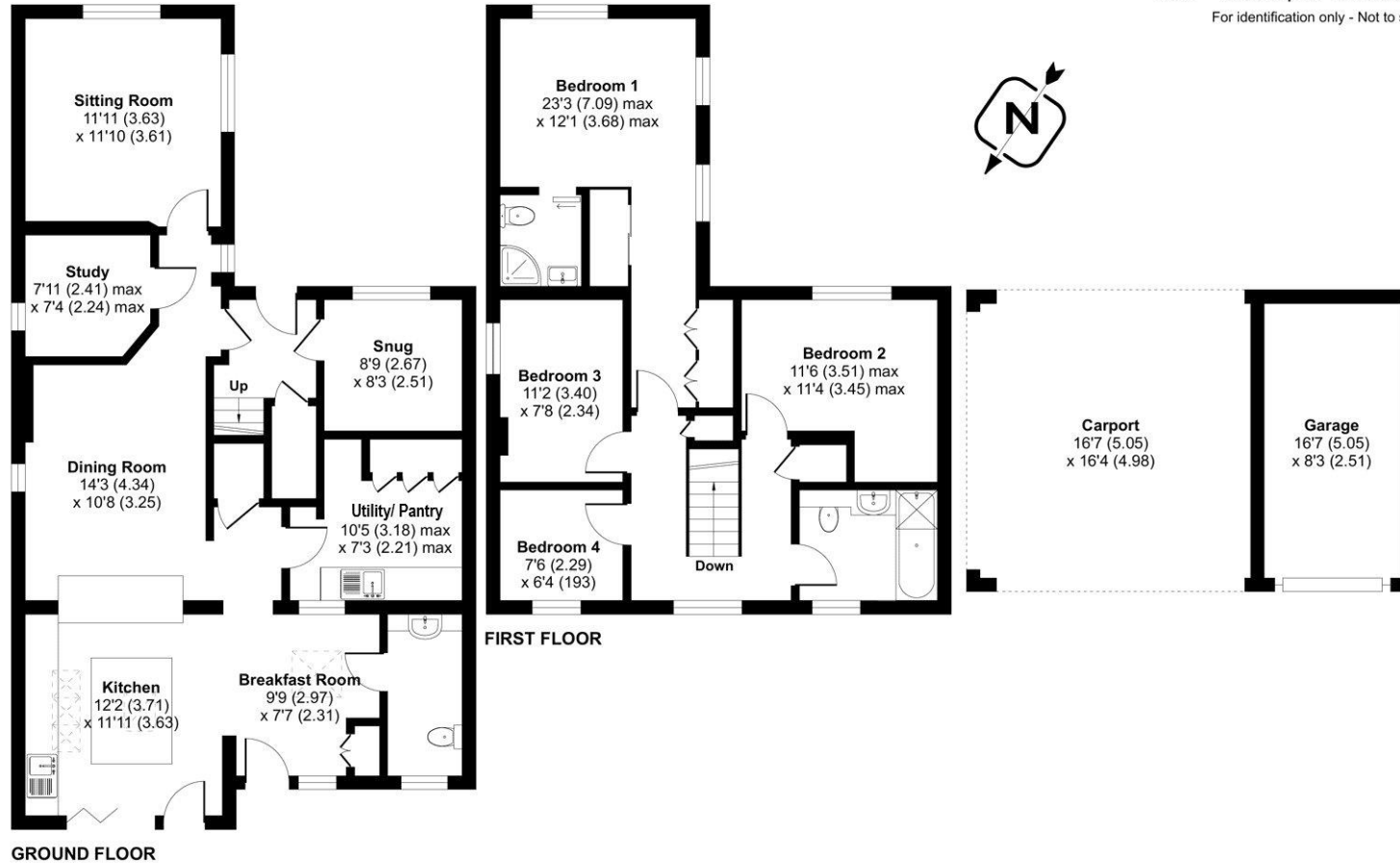


ACCOMMODATION

This stunning family home, located in the sought-after village of Cheriton, has been tastefully renovated with premium fixtures and fittings throughout. The property is accessed via a private track, approaching the large front garden. Entering the property, you will find yourself in the impressive, newly fitted open-plan kitchen/ breakfast room. The modern, minimalist kitchen features a large central island with breakfast bar and seamlessly flows into a spacious dining room, creating an ideal space for entertaining. From the kitchen, bifold doors lead out to the front garden, adding to the indoor-outdoor living experience. Complementing the kitchen, there is a separate utility room with an internal mirrored window, allowing natural light to brighten the space. This space also benefits from a large pantry area, with plenty of storage for store cupboard goods and additional kitchen appliances, including a second dishwasher. The downstairs accommodation also includes a study, a cosy snug, and a sitting room, providing plenty of versatile living spaces. A downstairs cloakroom and great built-in storage complete the ground floor. Upstairs, the property continues to impress with four well-sized bedrooms, all serviced by a modern family bathroom. The principal bedroom stands out with its ample built-in storage and modern en-suite shower room, with a shower that doubles as a steam cabin with feature lighting and built in Bluetooth speakers. Three of the four bedrooms also benefit from handy air conditioning units. Outside, the property boasts private enclosed front and rear gardens. The rear garden faces south and is mainly laid to lawn, providing a welcoming and attractive exterior. In the front garden, there is a generous patio and covered seating area, perfect for enjoying summer BBQs. The main part of the front garden is laid to lawn and features a path leading to the garage and car barn, ensuring ample space for parking and storage. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.

Approximate Area = 1670 sq ft / 155.1 sq m (excludes carport)
 Garage = 137 sq ft / 12.7 sq m
 Total = 1807 sq ft / 167.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(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: 1012336



SITUATION

Cheriton is a highly desirable village in the South Downs National Park consisting of a number of period properties, together with village amenities including a shop, a well-regarded primary school and village hall. The village is surrounded by the beautiful countryside of the Meon valley, providing wonderful walks and riding country and a link to the South Downs Way. A wider range of facilities are found at the nearby Georgian market town of Alresford offering various boutique shops, restaurants and retail outlets. Communications by road and rail are good, with mainline rail services at Winchester to London Waterloo in approximately an hour. Junction 9 of the M3 at Winchester connects with the M3 and M27 motorways to London and the south coast.



SPECIFICATION

- Sought after village location
- Newly renovated throughout
- Beautifully presented
- Modern fixtures & fittings with remote controlled ambient lighting
- Efficient Samsung HT quiet 14kw High Temperature Air Source Heat pump with circa 6 years warranty remaining
- Four bedrooms
- Downstairs study & snug
- Separate utility room and pantry
- Garage & car barn
- Air conditioning units, compatible with Alexa voice control

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE

£775,000

TENURE

Freehold

Maintenance charges for private road. No fixed costs or timescales.