



High Street, Shirrell Heath, Hampshire, SO32 2JN



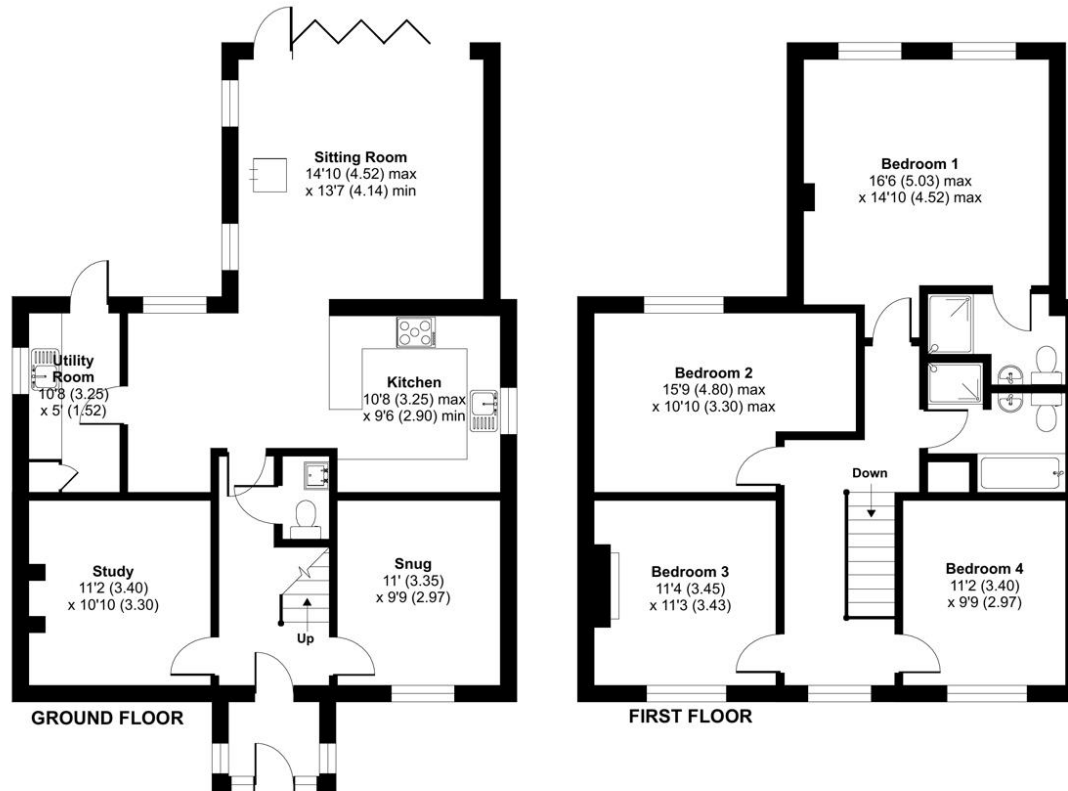
ACCOMMODATION

Originally built in 1908 this marvellous family home seamlessly blends the timeless appeal of a period property with the high standards of a contemporary new-build. A well-proportioned snug and study room, both of which have bespoke handmade coving and UPVC sash windows are situated to the front of the home. The stunning kitchen/dining room has wooden flooring & is well appointed with high gloss soft close units topped with a contrasting work surfaces which incorporates a breakfast bar. Integrated appliances include a gas hob, electric oven, separate microwave grill, dishwasher and fridge/freezer. There is a Utility Room sensibly located just off the kitchen/diner. Open plan to the kitchen/diner is the sitting room with wooden flooring, a contemporary wood burner and stunning Bi fold door that opens onto a Sandstone patio and overlooks the rear garden. The master bedroom has a tranquil ambience with its rear-facing position and views of the garden. The en-suite bathroom features a modern tiled shower cubicle, a WC, and a wash hand basin, providing convenience and comfort. The galleried landing provides access to the bedrooms, which are well-proportioned and offer ample space for relaxation and rest. The family bathroom is beautifully appointed and features a bath, WC, wash hand basin, and a separate tiled shower cubicle. The front of the home affords parking for multiple cars with the rear garden extending over 100ft.



Approximate Area = 1760 sq ft / 163.5 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	82
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: 1010723



SITUATION

Situated within the desirable and requested semi-rural area of Shirrell Heath with many walks and bridleways to be found nearby. Village shops can be found in Waltham Chase and the popular and pretty market towns of Bishop's Waltham, a medieval town which boasts a fine Norman church and a host of boutiques with award-winning restaurants housed in 17th and 18th century buildings and Wickham, which offers a broad range of shops and amenities. The neighbouring village of Botley is also close by, which has a mainline railway station, with the cathedral city of Winchester, steeped in history and has many impressive and thriving features. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. Other notable independent schools are St. Swithun's, Godolphin and The Pilgrims School. All this is within easy reach of London, a choice of international airports and the beaches of the south coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park. Southampton Airport is just under half an hour away. All main motorway access routes are also within easy reach.



SPECIFICATION

- Late Victorian Detached Family Home
- Contemporary Family Living
- Driveway for Multiple Cars
- Bi-Fold Doors to the Garden
- Quiet Village Location
- Four Double Bedrooms

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

GUIDE PRICE

Offers in the Region of £750,000

TENURE

Freehold