

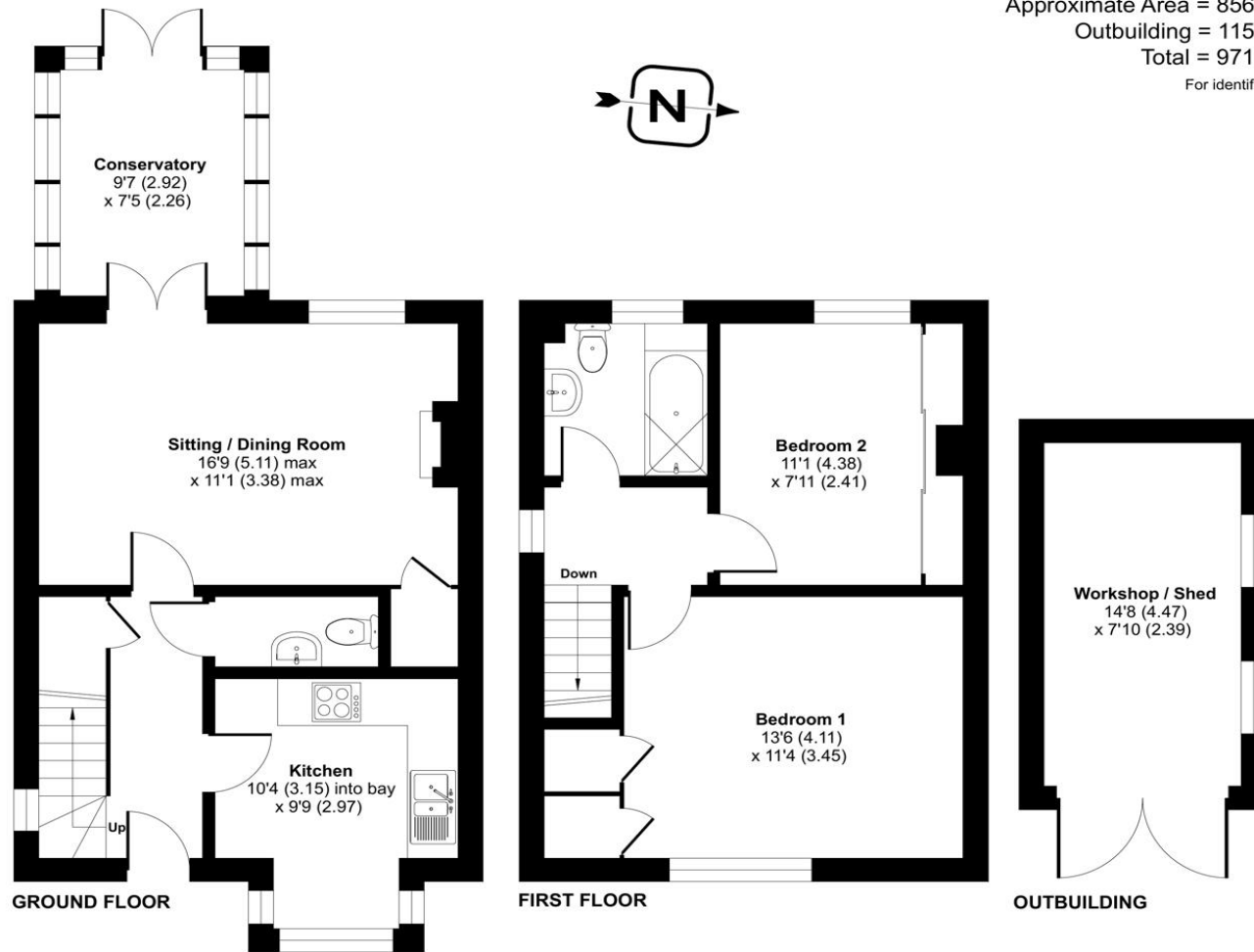


Orchard Road, South Wonston, Winchester, Hampshire, SO21 3EX



ACCOMMODATION

Presenting a truly distinctive two-bedroom semi-detached residence in the charming village of South Wonston. Constructed as part of a pair in the early 2000s, this home boasts space in abundance. Step into a welcoming entrance hallway guiding you through the ground floor, where the kitchen exudes modernity with mushroom-hued units, a butler sink, and a delightful bay window. The lounge/diner centred around a focal gas fireplace, opens up the possibility of utilising the chimney breast. Continuing this spacious layout, a versatile conservatory offers an additional reception area or a serene relaxation space. The ground floor is completed by a convenient cloakroom. Upstairs, discover two double bedrooms with ample fitted storage, and the principal bedroom offers views out towards the South Downs. The bedrooms are served by a family bathroom. Outside, the landscaped rear garden showcases an oval lawn, a natural slate paving area perfect for a firepit, and new fences against a backdrop of lush greenery. The garden benefits from two patio areas with space for seating ideal for al fresco dining and relaxation. Externally, there are two sheds; the larger of the two makes a great workshop space or for use as external storage. With off-road parking for three cars, this property harmonises uniqueness with comfort.



Approximate Area = 856 sq ft / 79.5 sq m
 Outbuilding = 115 sq ft / 10.6 sq m
 Total = 971 sq ft / 90.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(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). © nlcheom 2024. Produced for Charters Estate Agents Limited. REF: 1115898



SITUATION

Set within the village of South Wonston, which lies on the outskirts of the city of Winchester, approximately five miles north. All within a convenient walking distance there is a village shop, post office, recreation ground and a school. The historic city of Winchester is only within a short drive or local bus journey. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside. Communications are excellent with the A34, M3 and M27 within easy reach.



SPECIFICATION

- Unique two-bedroom semi-detached home
- Modern fitted kitchen
- Open plan lounge/dining room
- Conservatory
- Landscaped garden
- Ample off-road parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

GUIDE PRICE

£390,000

TENURE

Freehold