







## Southdown Road, Shawford, Winchester, SO21 2BY

*A magnificent seven-bedroom, newly-built home, in the sought-after neighbourhood of Shawford, offering an expansive living space of just under 5000 sqft spread across three luxurious floors.*



- Luxurious detached family home • Highly sought-after village location
- Top-quality bespoke design • Seven bedrooms • Four bathrooms and guest cloakroom
- Contemporary open-plan kitchen/dining/family room • Sitting room • Study
- Landscaped rear garden • Double garage and large driveway

t: 01962 830880

[www.chartersestateagents.co.uk](http://www.chartersestateagents.co.uk)



## ACCOMMODATION

A magnificent seven-bedroom, newly-built home, in the sought-after neighbourhood of Shawford, offering an expansive living space of just under 5000 sqft spread across three luxurious floors. This property redefines the concept of comfortable and contemporary family living. Upon entering, you'll be greeted by the grand entrance hall that flows to an inviting open-plan kitchen and dining room. This space is a true entertainer's dream, featuring bi-fold doors and patio doors that seamlessly connect the interior to the landscaped garden. The kitchen boasts a stylish island with integrated appliances and a wealth of wall and base units, catering to all your culinary needs. For those seeking a dedicated workspace, there's a generously sized study on the main floor, with convenient access to the utility room. The large sitting room is bathed in natural light, thanks to its bi-fold doors and patio access, creating a bright and welcoming atmosphere. Heading to the first floor, you'll discover four spacious bedrooms, two of which enjoy the luxury of private en-suite bathrooms, while the remaining two are served by a well-appointed family bathroom. The principal bedroom is a true retreat, featuring doors that lead out to a Juliet balcony, allowing you to soak in the serene views of the surrounding area. Additionally, there's an extra room on this floor, perfect for use as a study or changing room. Ascending to the second floor, you'll find three more bedrooms, each with the added charm of spectacular skylights that flood the rooms with natural light. These bedrooms are complemented by another stylish bathroom. The second floor also provides access to the loft, offering ample storage space. Externally, this property offers both practicality and aesthetic appeal. A spacious double garage and ample driveway parking cater to your vehicle needs. The rear garden is a tranquil haven, with a well-maintained lawn and a delightful patio area, creating the perfect setting for al fresco dining and outdoor relaxation.



## SITUATION

The charming village of Shawford is situated just 3.5 miles south of the cathedral city of Winchester, with its excellent range of independent and high street retailers, restaurants, cafes and bars, theatre, cinema and cultural calendar.

Local amenities include a mainline station at Shawford with journey times to London Waterloo just over an hour in length and the Bridge Inn public house situated alongside the River Itchen. The villages of Otterbourne and Twyford provide local shops and well-regarded pubs. Compton and Shawford Sports Clubs offers superb cricketing, football and tennis amenities.



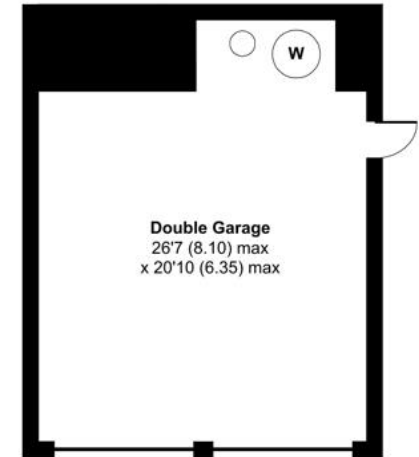
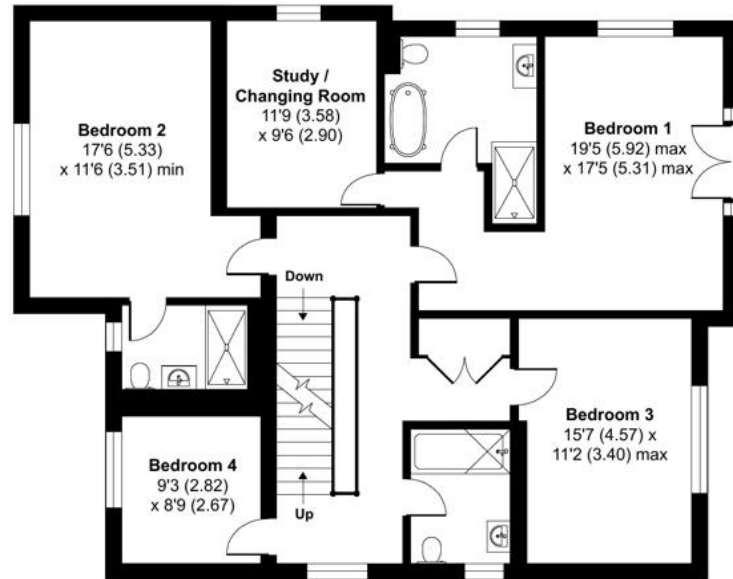
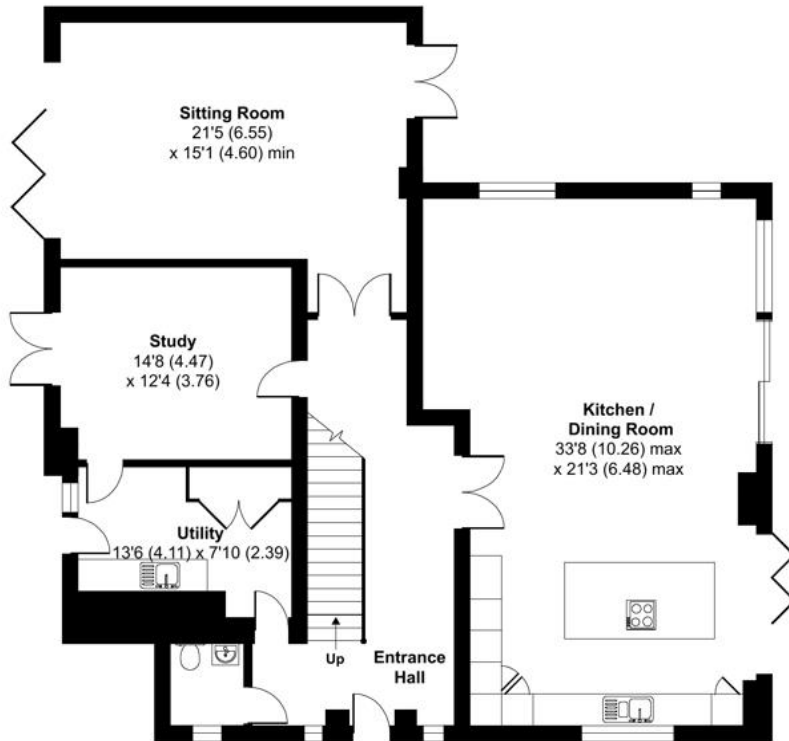
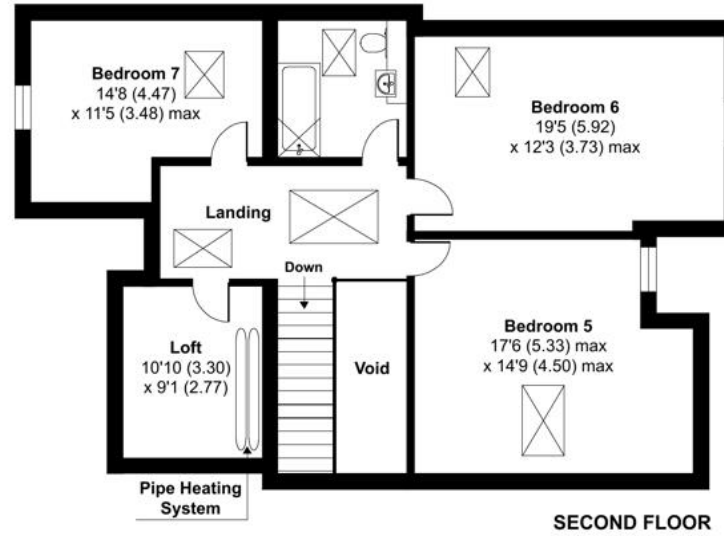
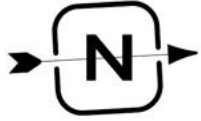


Approximate Area = 3989 sq ft / 370.5 sq m (excludes void)

Garage = 501 sq ft / 46.5 sq m

Total = 4490 sq ft / 417.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1042816





**LOCAL AUTHORITY**

Winchester County Council  
Council Tax Band: TBC

**GUIDE PRICE**

Asking Price £2,295,000

**TENURE**

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

2 Jewry Street, Winchester, Hampshire, SO23 8RZ  
[winchester@chartersestateagents.co.uk](mailto:winchester@chartersestateagents.co.uk)

