



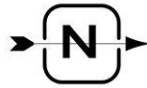
West Hill Road South, South Wonston, Winchester, Hampshire, SO21 3HP



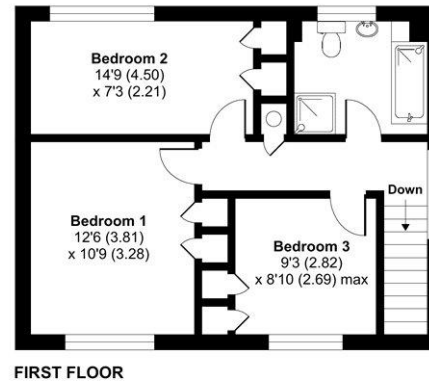
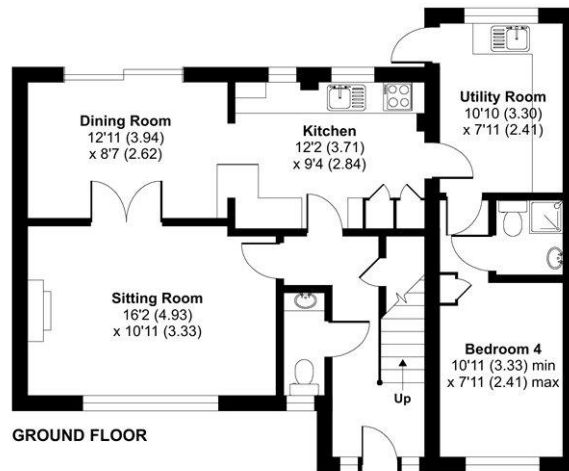
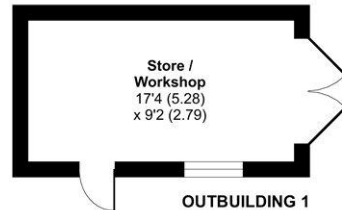


## ACCOMMODATION

This inviting four-bedroom family home is located in the sought-after village location of South Wonston, and provides ideal accommodation for multi-generational living. Upon entering the ground floor, a cozy sitting room can be found to the left with double doors through to the dining room. The separate dining room seamlessly connects to the spacious modern kitchen which has been modernised and extended by the current owners, featuring sleek worktops, glossy cabinets and integrated appliances. The original garage of the property has been transformed into a useful separate utility room, and a versatile fourth bedroom, complete with en-suite shower room. Upstairs the property features three double bedrooms, which all benefit from built in storage. The three bedrooms on the first floor are all served by the four-piece family bathroom. External highlights include a store/workshop and a second outbuilding, currently utilised as a gym area. All within a well-proportioned garden which is mainly laid to lawn, with a patio to the rear of the house. The front of the home provides ample off-road parking for multiple vehicles.



Approximate Area = 1323 sq ft / 122.9 sq m  
 Outbuildings = 315 sq ft / 29.2 sq m  
 Total = 1638 sq ft / 152.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1062586



## SITUATION

Set within the village of South Wonston, which lies on the outskirts of the city of Winchester, approximately five miles north. South Wonston offers a village shop, post office, recreation ground and a school. The splendid and historical cathedral city of Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.





**SPECIFICATION**

- Close to South Wonston recreation ground
- Four bedrooms
- Large driveway space
- Popular village location
- Excellently presented
- Popular school catchment

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band E

**ASKING PRICE £599,000**

**TENURE**

Freehold