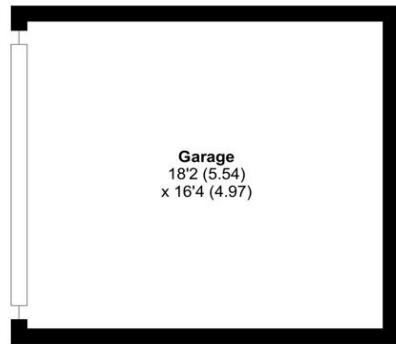




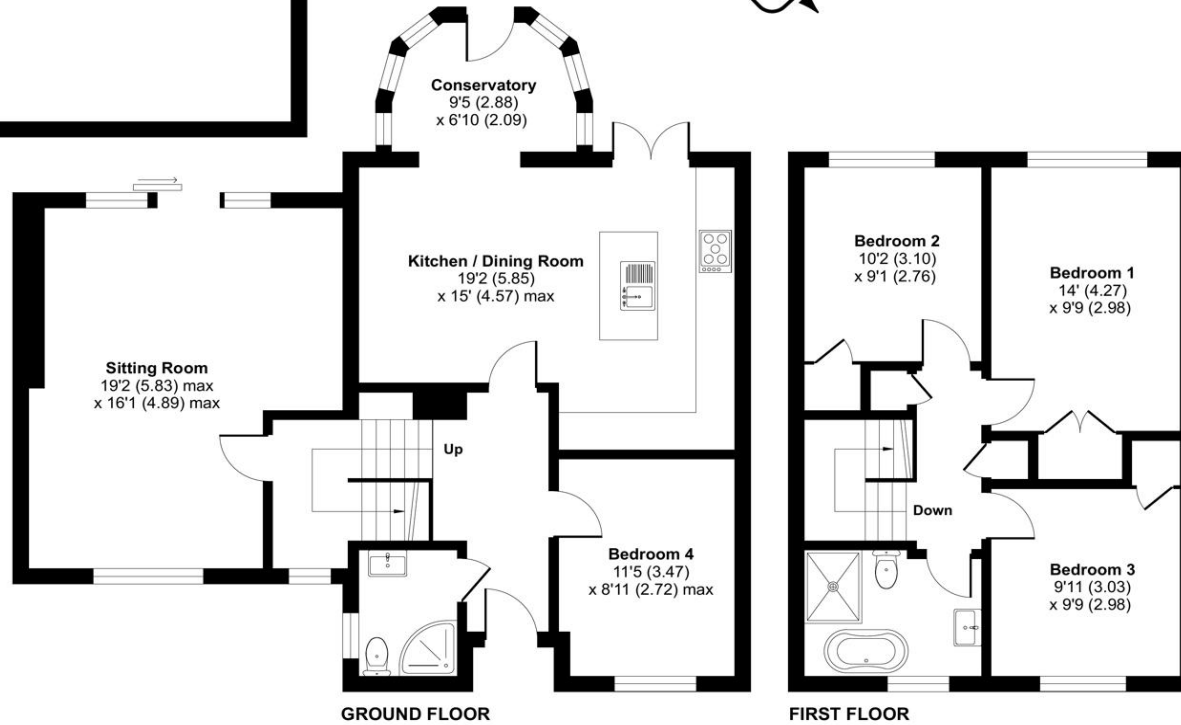


## ACCOMMODATION

Aysgarth is a beautiful detached home sitting on the sought after Wangfield Lane and occupies over a quarter of an acre plot. The current owners have created a stunning home with a blend of modern and traditional themes throughout. Entering into the home you are greeted by the light and airy hallway with bespoke glass front door. The highlight of the home is the kitchen, diner and sun room which provides gorgeous views over the private rear garden. The quality is for all to see with modern appliances and marble worktops a few features of the incredible kitchen. A flexible reception room, currently used as a fourth bedroom, is also accompanied by a contemporary ground floor shower room. The split level 19'2x16'1 sitting room offers dual aspect and has sliding doors leading out onto the serene patio area. Three further double bedrooms await on the first floor which all include vast built in wardrobes. A delightful three piece bathroom suite includes a walk-in shower, free standing bath and sink units. The rear garden is mostly laid to lawn and is bordered by mature shrubs and fencing. Raised decking can be found at the corner of the garden with a unique brick built open fireplace for relaxing or entertaining guests. approaching the home from the road is the substantial shingled driveway and the vast double garage with electric shutter door.



Approximate Area = 1411 sq ft / 131 sq m  
 Garage = 296 sq ft / 27.4 sq m  
 Total = 1707 sq ft / 158.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1251793



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>58</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.

## SITUATION

The property is situated within the village of Curdridge which is within easy reach of the historic cathedral city of Winchester. The pretty towns of Bishops Waltham and Botley are just a few minutes' drive away, with Botley Station providing good rail links to London. Both towns offer an excellent range of amenities with convenience stores, independent boutiques and eateries. Aside from the rail links at Botley station the property is also well positioned for access to the A32, M27 and M3 road networks, providing swift access to the cities of Southampton and Portsmouth. There are a number of footpaths locally providing walks through the lovely surrounding countryside.



### **SPECIFICATION**

- Four bedroom detached home
- Two bathrooms
- Bespoke Kitchen
- Situated on a plot of approx. 0.27acres
- Sought after location
- Close proximity to local transport links
- Private driveway and double garage

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band F

**ASKING PRICE £900,000**

### **TENURE**

Freehold