



Approximate Area = 2721 sq ft / 252.7 sq m

Cellar = 642 sq ft / 59.6 sq m

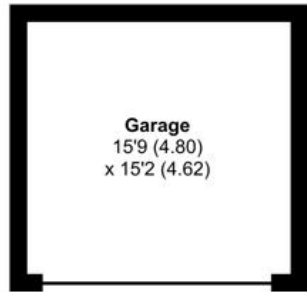
Limited Use Area(s) = 170 sq ft / 15.7 sq m

Garage = 240 sq ft / 22.2 sq m

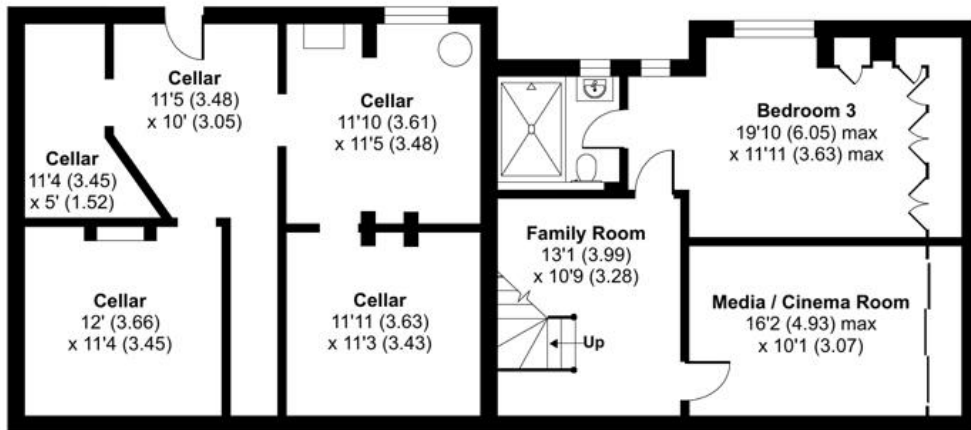
Total = 3773 sq ft / 350.5 sq m

For identification only - Not to scale

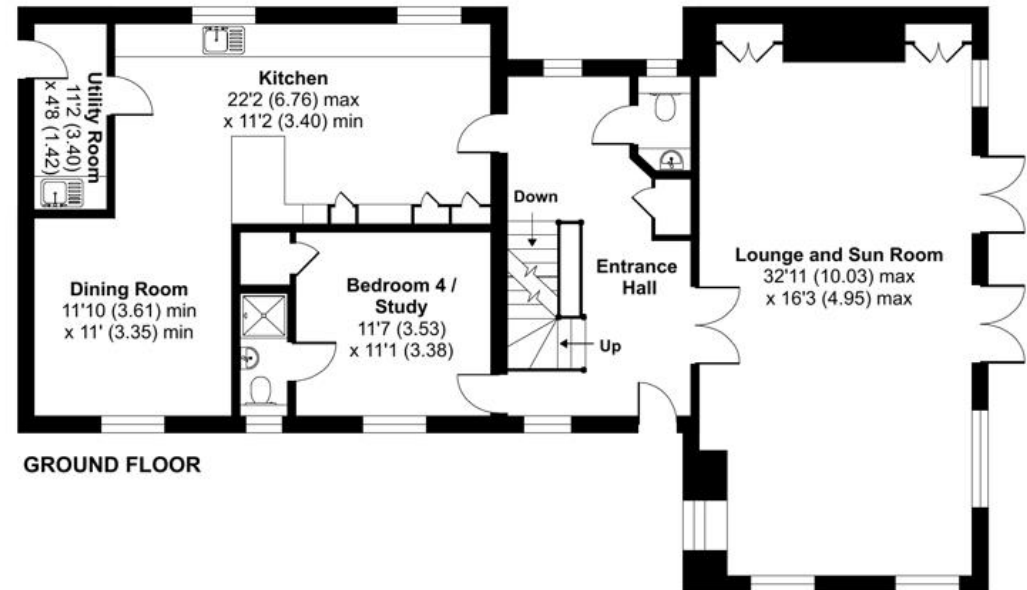
Denotes restricted
head height



FIRST FLOOR



BASEMENT



GROUND FLOOR





Highbridge Road, Twyford Moors, Winchester, Hampshire, SO21 1RW

A beautifully presented and unique detached family home providing excellent flexibility and well-proportioned accommodation arranged over three floors, offering in excess of 3700 sq ft.



- Beautifully presented, detached family home
- Scenic countryside views
- Impressive kitchen/dining room
- Separate utility room
- Open-plan living area with vaulted ceiling and woodburning stove
- Media/cinema room
- Four double bedrooms and four en-suites
- Substantial cellar chambers with potential for both external and internal access (subject to relevant planning consents)
 - Private south-facing garden
 - Gated driveway and oak framed garage



ACCOMMODATION

A beautifully presented and unique detached family home providing excellent flexibility and well-proportioned accommodation arranged over three floors, offering approximately 3700 sq ft. The property has been substantially enhanced and reconfigured over recent years to provide a fabulous living arrangement, ideally suiting the demands of modern living. This is further complemented by the four large cellar chambers offering huge amounts of storage in the basement. The cellar chambers measure 642 sq ft and present the potential to be accessed both externally and internally. A grand and welcoming entrance hallway with underfloor heating welcomes you into the open-plan living area, incorporating a comfortable lounge and sun room, displaying a vaulted ceiling, woodburning stove and a triple aspect, which also enjoys underfloor heating. Two sets of French doors lead nicely into the wrap-around garden and flood the room with natural light. The impressive and fully fitted kitchen/dining room is extremely spacious and boasts a sleek range of wall and base units, with integrated appliances including a wine fridge and two ovens. The comfortable dining area has ample room for a dining suite. There is also a conveniently placed utility room leading off of the kitchen. Bedroom four/study is found on the ground floor and enjoys a contemporary en-suite shower room. A guest cloakroom completes the ground floor. The first floor houses two double bedrooms, both with built-in wardrobes and bedroom one enjoying its own en-suite bathroom and dressing room. The lower ground floor further provides a large double bedroom with en-suite shower room and an additional reception room ideal for a home gym or cinema/gaming room. Externally there is a private driveway with a five-bar gate, which offers ample parking for several cars including the convenience of a double oak framed garage.



A secluded and low maintenance south-facing garden to the front of the property enjoys the afternoon sun. Overall Welwyn presents a stunning proposition for those wanting a complete and superbly executed semi-rural residence benefitting from scenic countryside views.

SITUATION

Twyford Moors is a friendly hamlet community, a short drive from the historical city of Winchester and positioned between the fine villages of Twyford and Colden Common. Twyford, located within the South Downs National Park, hosts a GP surgery, pharmacy, village shop and post office, as well as gastropub dining. The flatlands of Colden Common, with its moors and pastures, are perfect for horse and pony enthusiasts looking for stabling, lessons or treks in the New Forest. For walkers, runners, cyclists (and doggies), the South Downs Way, Itchen Navigation and St. Catherines Hill are perfect. For those preferring a more-gentle pastime, there are several excellent spas, all-year-round golf clubs and the Ageas Bowl is just 7 miles away. The ancient capital of England, Winchester is within 6 miles and home to an array of independent boutique shops and eateries and a thriving arts and culture scene. The theatre, cinemas, galleries, libraries and museums can be enjoyed by all ages. Winchester is also highly renowned for its outstanding educational establishments: private and state schools, as well as one of the top-performing sixth form colleges in the UK. Convenient for business (and pleasure) travel, the train journey into London Waterloo takes around an hour, Junction 11 M3 is a 10-minute drive and Southampton Airport is a 20-minute drive. For the family, bus services are frequent and reliable.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY
Winchester City Council

COUNCIL TAX BAND
E

ASKING PRICE
£875,000

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.

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