



Woodmancott, Winchester, Hampshire, SO21 3BL





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This detached bungalow has a fascinating history with its origins dating back to the mid 1800 when it was a sheep drovers' public house known as 'The Old House at Home'. Since then, the bungalow has been dramatically extended and transformed by a number of families and now provides an excellent layout offering over 2100sqft.



- Surrounded by countryside • Small Hamlet north of Winchester
 - Efficient heated swimming pool
- Impressive vaulted kitchen/dining room • Over 2000sqft of accommodation
- Large frontage with off road parking

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ACCOMMODATION

Internally the property is being offered in excellent condition with tasteful modern finished throughout. The sense of space is immediately apparent as you enter the welcoming entrance hall which leads you nicely onto the vaulted shaker style kitchen/dining room that has been recently redesigned and professionally installed. This social space leads nicely onto a formal sitting room centred around a feature log burner, which in turn opens out to a flexible space, currently being used as a game's room/study. The outside terrace and pool can be accessed from the kitchen/diner and also the games room reception area. The far end of the property houses all four double bedrooms. The principal suite boasts a luxurious ensuite shower room, alongside a dressing room with bespoke built in storage. Bedroom two also enjoys the convenience of an ensuite, with a family shower room serving the remaining two bedrooms. There is also a useful utility/ laundry room and integral double garage on the east side of the bungalow. Externally the plot offers just over 0.3 acres with multiple areas for recreation and relaxation. The current owners have refurbished the swimming pool and terrace area which offers a great entertaining space and area for alfresco dining. A further patio to the rear of the home offers picturesque views over the rolling countryside beyond. The front also provides excellent space with a well maintained lawned area and ample off-road parking.



SITUATION

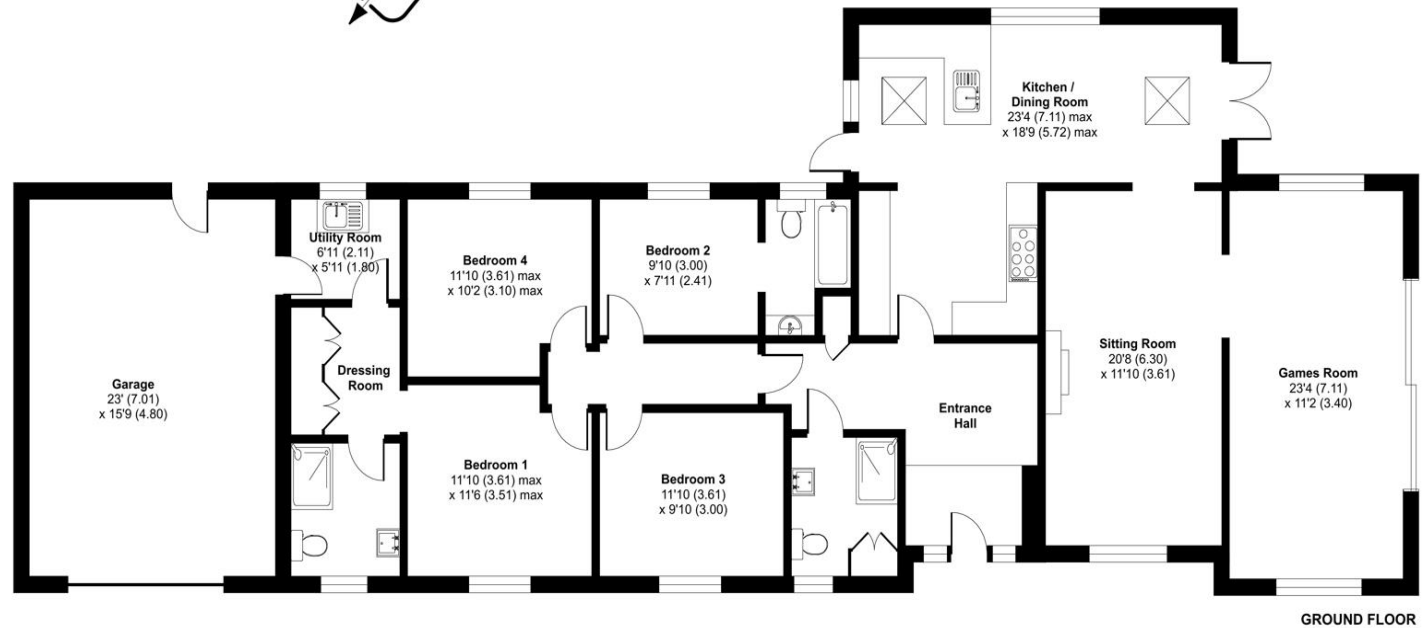
The hamlet of Woodmancott lies on the immediate eastern side of the M3 and A33 between the Cathedral City of Winchester to the south, and the major town of Basingstoke to the north, in the Civil Parish of Micheldever, and in the City of Winchester District of Hampshire. Woodmancott is surrounded mainly by downland and open countryside and the village is grouped around St James Church. There are local amenities in the nearby villages of North Waltham, Dummer and Micheldever, the latter has a station to London Waterloo. Woodmancott is well placed with fast access onto the A33/A30, the A303/A34 and the M3. These road links provide good access to many parts of the country including the M25 orbital motorway, the airports, and London. Basingstoke also has a mainline station to London Waterloo with a fast commuter service.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 1834 sq ft / 170.3 sq m
 Garage = 358 sq ft / 33.2 sq m
 Total = 2192 sq ft / 203.6 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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1107067





LOCAL AUTHORITY

Winchester City Council (Council Tax Band F)

GUIDE PRICE

Asking Price £1,000,000

TENURE

Freehold

SERVICES

Mains electricity, oil fired heating, LPG bottled gas, water from a borehole, Private drainage- septic tank