

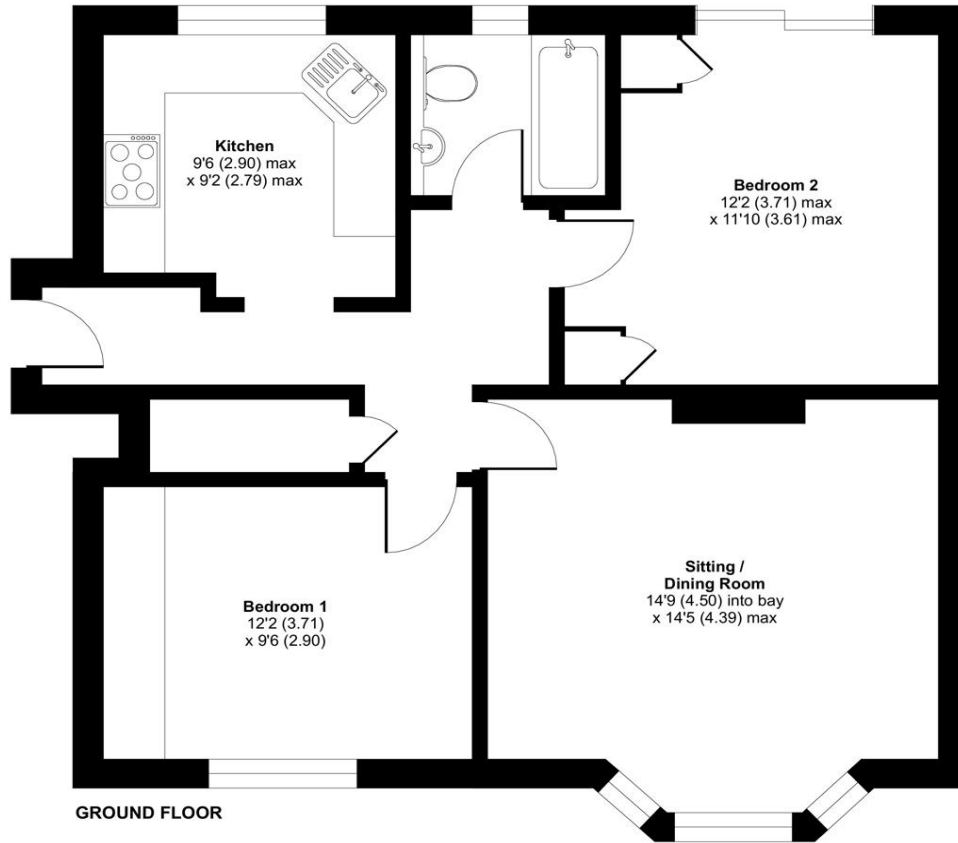




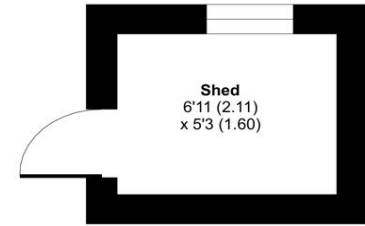


## ACCOMMODATION

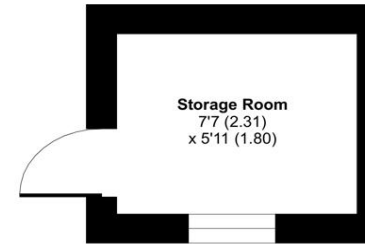
This modern ground floor maisonette offers ample space and contemporary living, complemented by a private rear garden boasting picturesque countryside views. Step into a welcoming entrance hall that guides you to the sleek modern kitchen, designed for convenience and offering delightful outlook over the enclosed garden. The impressive sitting room, featuring a bay window and a striking fireplace, sits towards the front of the property. Both bedrooms are generously sized doubles, with the second bedroom granting direct access to the garden through sliding patio doors. A modern family bathroom serves both bedrooms. The rear garden, predominantly laid to lawn, is easily accessible from the apartment or via a side path. Nestled in the desirable village of Compton, on Winchester's rural southern outskirts, this property provides an enviable commute to the M3 and M27, and is within walking distance of the esteemed Compton primary school and Shawford's mainline railway station.



Approximate Area = 687 sq ft / 63.8 sq m  
 Outbuilding(s) = 87 sq ft / 8.1 sq m  
 Total = 774 sq ft / 71.9 sq m  
 For identification only - Not to scale



**OUTBUILDING 2**



**OUTBUILDING 1**



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>		
(55-68)	<b>D</b>	65	70
(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	



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: 1100347



## SITUATION

Compton is a sought after village, only a ten minute drive to historic Winchester, with a church, a village hall and a recreation area. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows plus footpaths and bridleways for walking and riding in the surrounding countryside. The A34, M3 and M27 are within easy reach. Shawford station is 0.9 miles away and has direct links to London Waterloo.





#### **SPECIFICATION**

- Enclosed garden
- Private front door
- Two double bedrooms
- Popular leafy location
- External storage
- Large sitting room

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

#### **GUIDE PRICE**

Asking Price £290,000

#### **TENURE**

Leasehold

Unexpired Years: 81

Annual Ground Rent: £25

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £266.50

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*