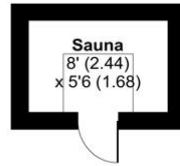
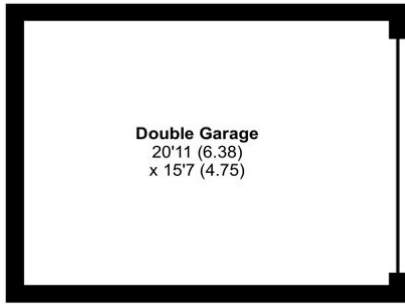




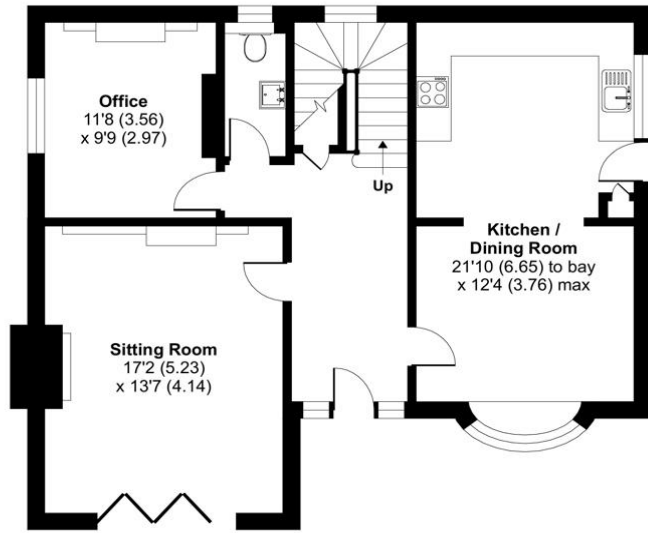


ACCOMMODATION

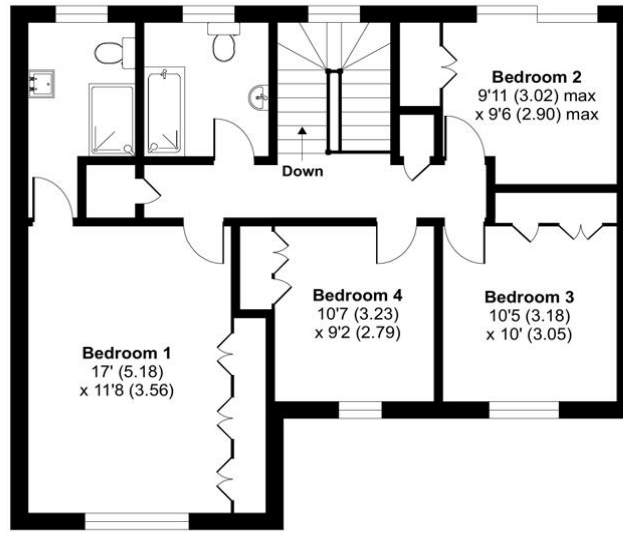
Set on a fantastic elevated position with incredible views over the countryside and St Catherine's Hill and within easy access to central Winchester with its many amenities and excellent transport links, is this impressive detached family home. To the front there is a sweeping driveway and off-street parking for multiple cars, double garage and access to the outside space. On the ground floor there is a large hallway with original parquet flooring leading to a large kitchen/dining room, offering plenty of worktop space, side access to the garden and a large beautiful bay window allowing the light to flood the room. The separate spacious sitting room boasts a feature fireplace with log burner, fitted shelving and bifold doors, which open onto a large terraced area, which takes advantage of the incredible views and is also ideal for al fresco dining in the summer months. In addition, the ground floor accommodation offers a convenient cloakroom and an additional playroom or home office. Upstairs continues to impress with four good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room and built in wardrobes. The remaining bedrooms, all with built in cupboard space, are served by the family bathroom. The current owners have secured planning permission to remodel and extend the garage and ground floor, further details can be found on the Winchester City planning portal using planning reference 21/00754/HOU. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.



Approximate Area = 1725 sq ft / 160.2 sq m
 Garage = 332 sq ft / 30.8 sq m
 Outbuilding = 44 sq ft / 4.2 sq m
 Total = 2101 sq ft / 195.2 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1097416



SITUATION

The cathedral city of Winchester has an array of facilities which include independent shops and boutiques, fine restaurants, contemporary bars and a thriving bi-monthly Farmers Market. The famous Cathedral and beautiful Water Meadows are within the city and there is network of footpaths and bridleways for walking and riding in the surrounding countryside in and around Shawford, Compton and Winchester. There are excellent connections to the M3, M27, A34, the South Coast and the New Forest. Southampton International Airport is 13 miles away. With regards to schooling, the area offers a choice of the country's finest private schools, including The Pilgrims' School, Twyford Preparatory School, Winchester College and St. Swithun's School.



SPECIFICATION

- Detached family house
- Sought after location
- Fantastic views of St Catherine's Hill
- Four bedrooms
- Planning permission to extend
- Double garage and parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: G

GUIDE PRICE

Asking Price £995,000

TENURE

Freehold