



Shepherds Lane, Compton, Winchester, Hampshire, SO21 2AD





The Orchard, Shepherds Lane, Compton, Winchester, Hampshire, SO21 2AD

This five-bedroom detached family home, set in a mature and established plot of over 0.6 acres is located in one of Compton's premier roads.



- Close to Shawford Station • Five comfortable bedrooms
 - Spacious and contemporary kitchen/dining room
- Two bathrooms • Mature and established gardens over 0.6 acres
 - Double garage • Scope to extend subject to planning

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ACCOMMODATION

This five-bedroom detached family home, set in a mature and established plot of over 0.6 acres is located in one of Compton's premier roads. The impressive family home was originally built in the 1950's and has since been extended and improved to create a spacious and versatile home. Its central situation in the plot allows plenty of scope for future extension if required, subject to planning. The entrance door leads into a spacious hallway, with original parquet flooring, and has doors which lead through to the cloakroom, sitting room, family room and the bright kitchen/diner. The dual aspect family/play room also benefits from parquet flooring and is bright and airy with large windows allowing plenty of natural light. The kitchen/breakfast room is a fantastic space with a range of wall, base and drawer units, opening onto the dining area which has a lovely feature bay window and doors onto the gardens. The kitchen is complemented by a utility room and further cloakroom, for added convenience. The sitting room is a beautiful and spacious place to relax, with doors opening onto the rear garden and large window to the front allowing for a great amount of natural light. On the first floor are the five well-proportioned bedrooms, with the principal boasting a large bay window with a pleasant outlook over the grounds. Bedrooms one through four are all double in size and feature a dual aspect. From the fourth bedroom, there is access to an office/dressing room with a Velux window. Servicing the bedrooms, are two contemporary bathrooms, both of which benefit from underfloor heating. Externally there is a double garage and ample driveway parking to the front. The gardens are a true feature of the property, with an array of established planting providing year-round colour. The plot is incredibly privately enclosed with hedges and accessed via a wooden gate onto the sweeping gravel driveway.



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 and forms the Parish of Compton and Shawford with the neighbouring village of Shawford. The village has a recreation area with a pavilion, tennis courts, a football pitch and a cricket ground. Once England's ancient capital city, Winchester has more comprehensive facilities which include independent shops and boutiques, fine restaurants, contemporary bars and a thriving bimonthly 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 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. Schooling is typically outstanding. Local catchment schools are Compton Primary School, Kings School and Peter Symonds and there are nearby private schools - The Pilgrims' School, Twyford Preparatory School, Winchester College and St. Swithun's School.



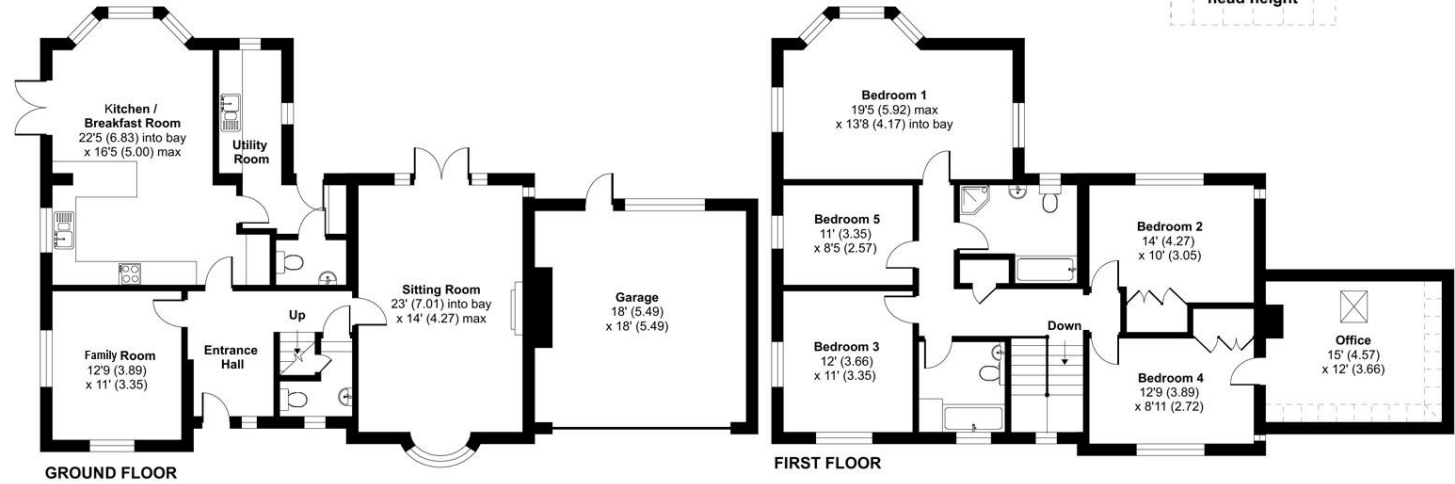


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 2408 sq ft / 223.7 sq m
 Garage = 324 sq ft / 30.1 sq m
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Total = 2770 sq ft / 257.3 sq m
 For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1107385





LOCAL AUTHORITY

Winchester City Council
Council Tax Band G

GUIDE PRICE

Asking Price £1,750,000

TENURE

Freehold