



Southdown Court, Southdown Road, Winchester, Hampshire, SO21 2BX



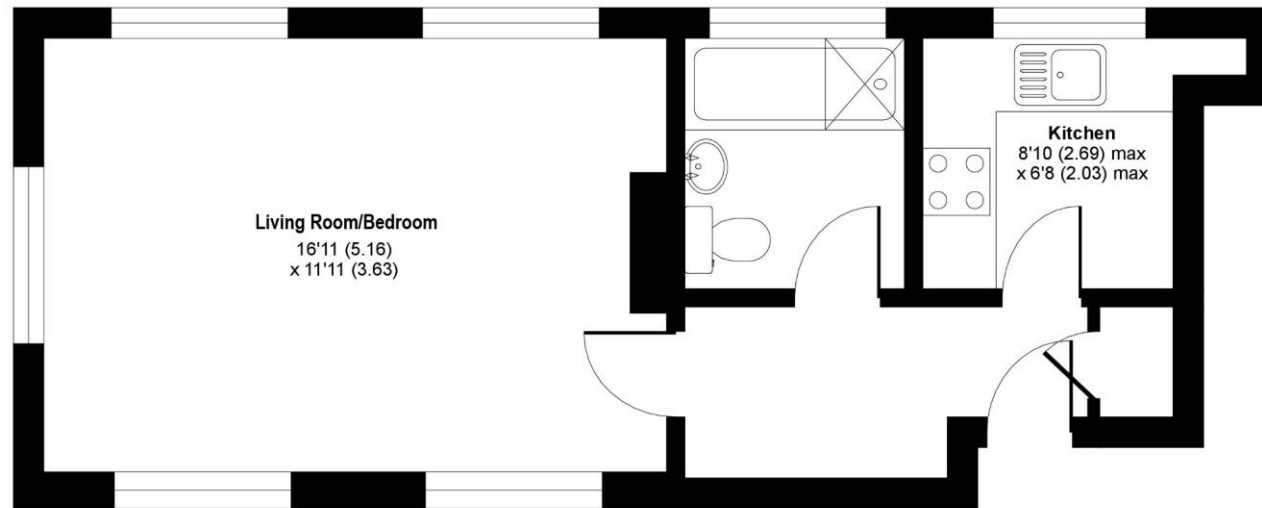
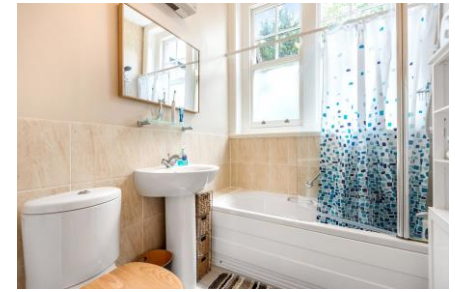


## ACCOMMODATION

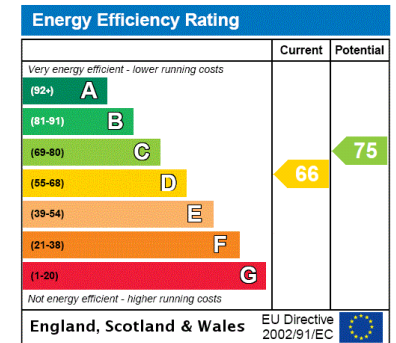
Full of character and charm is this unique studio apartment which forms part of a converted Victorian house, located on one of Shawford's most exclusive roads and nestled within stunning leafy grounds. The apartment is light and airy benefitting from high ceilings throughout, period double glazed sash windows, and a south facing aspect to make the most of the views across the well-tended gardens. The kitchen and bathroom are accessed via the hallway, all of which are well-presented with tastefully painted wooden floors. The kitchen is fitted with a small range of quality units and the bathroom has a modern suite including a bath with power shower. At the end of the hallway is the living / bedroom, a spacious extension to the original house overlooking the garden and featuring a vaulted ceiling. Externally, there are beautifully landscaped, south facing gardens with well-established borders and orchard. The apartment includes a charming glass canopied period veranda, providing a wonderful private area for relaxation and entertainment and allowing pleasing views across the communal grounds. An attractive winding driveway leads to the rear of the property where there is off-road parking.

Approximate Area = 361 sq ft / 33.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2021. Produced for Charters Estate Agents Limited. REF: 743305



## SITUATION

Located in the small village of Shawford, only a short drive from the historic city of Winchester. Shawford sits on the edge of the River Itchen with a network of footpaths and bridleways for walking and riding in the surrounding countryside. Winchester has many famous attractions and amenities, including award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. Communications are excellent with the A34, M3 and M27 within easy reach. The mainline railway station at Shawford is close by and provides excellent rail links to London and Southampton.





#### **SPECIFICATION**

- One bedroom studio apartment within a converted Victorian house
- Sought after location and close to Shawford railway station
- Modern fitted kitchen/breakfast room and bathroom
- Fantastic living room / bedroom with views over south facing garden
- Period double glazed sash windows
- Private outdoor space for relaxation and entertainment
- Beautiful leafy grounds
- Off road parking

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

#### **GUIDE PRICE**

Asking Price £195,000

#### **TENURE**

Leasehold with a share of freehold

Unexpired Years: 986

Annual Ground Rent: £0

Annual Service: £1200

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