



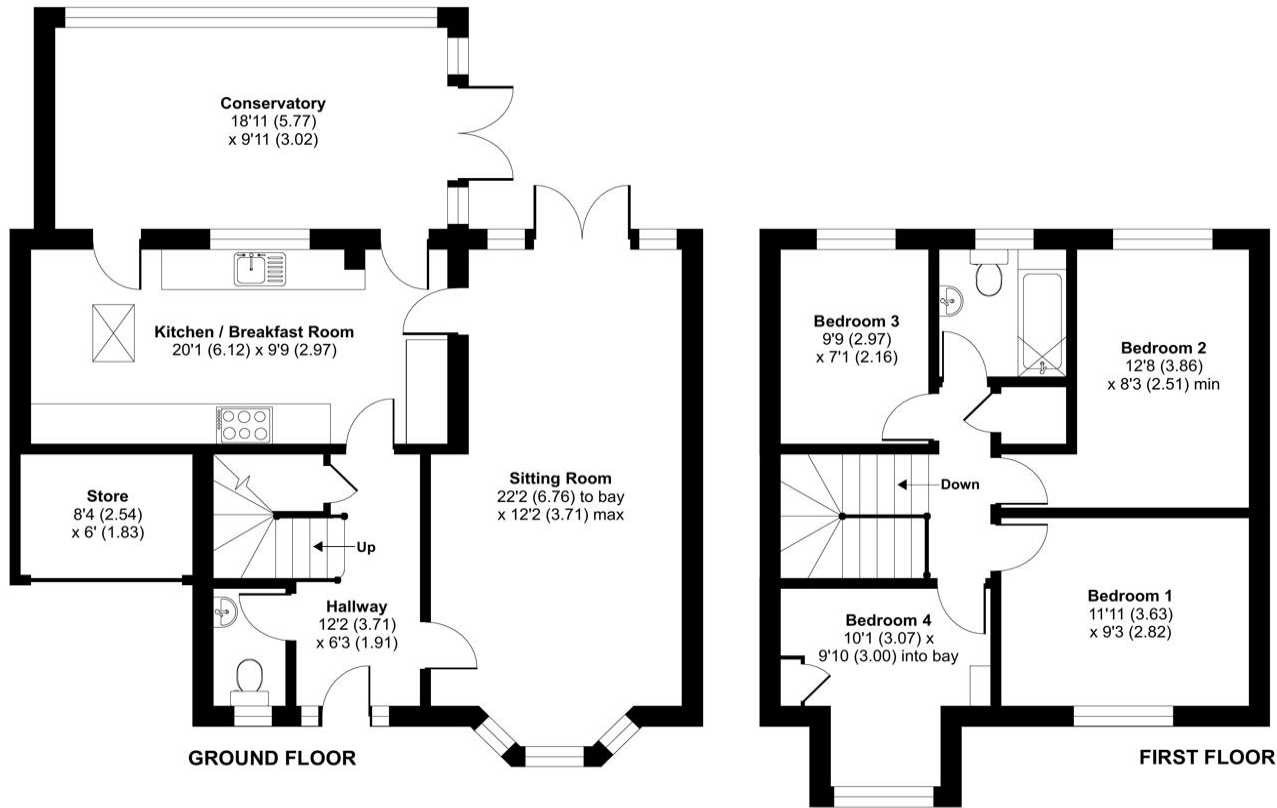
Waverley Drive, South Wonston, Winchester, Hampshire, SO21 3EF



## ACCOMMODATION

This family home in the popular village of South Wonston offers a serene and welcoming atmosphere, providing an ideal setting for comfortable living. The ground floor boasts a welcoming hallway that leads to a dual-aspect sitting room featuring a charming log burner and ample space for dining. The kitchen, tastefully extended, showcases plenty of worktop space and a fantastic range cooker. The kitchen seamlessly extends into a stunning and spacious conservatory, creating an inviting space for family gatherings and entertaining. Completing the ground floor is a convenient cloakroom, adding to the practicality of the home. Moving to the first floor, you'll find four well-proportioned bedrooms, all served by a contemporary family bathroom. Each room is designed with both style and functionality in mind, offering a comfortable retreat for the entire family. Externally, the rear garden has been meticulously maintained, providing a peaceful outdoor haven. The property's corner location allows for a larger than average plot, enhancing the overall appeal of the space. To the front, there is convenient driveway parking and side access leading to the well-kept rear garden. This home is not only beautifully presented but also offers practical and spacious living areas, making it an excellent choice for families looking for a delightful residence in a peaceful village setting.

Approximate Area = 1354 sq ft / 125.8 sq m  
 Outbuilding = 50 sq ft / 4.6 sq m  
 Total = 1404 sq ft / 130.4 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	69	
(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	



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: 1092166



## SITUATION

South Wonston lies approximately five miles north of Winchester and has a village shop, post office, recreation ground and a school. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. The surrounding countryside has a network of footpaths and bridleways for walking and riding. Connections are excellent as Winchester railway station, A34, A303, M3 and M27 are within easy reach.



### **SPECIFICATION**

- Detached house
- Off street parking
- Four bedrooms
- Downstairs cloakroom
- Attractive corner plot
- Sought after road

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band E

### **GUIDE PRICE**

Asking Price £625,000

### **TENURE**

Freehold