

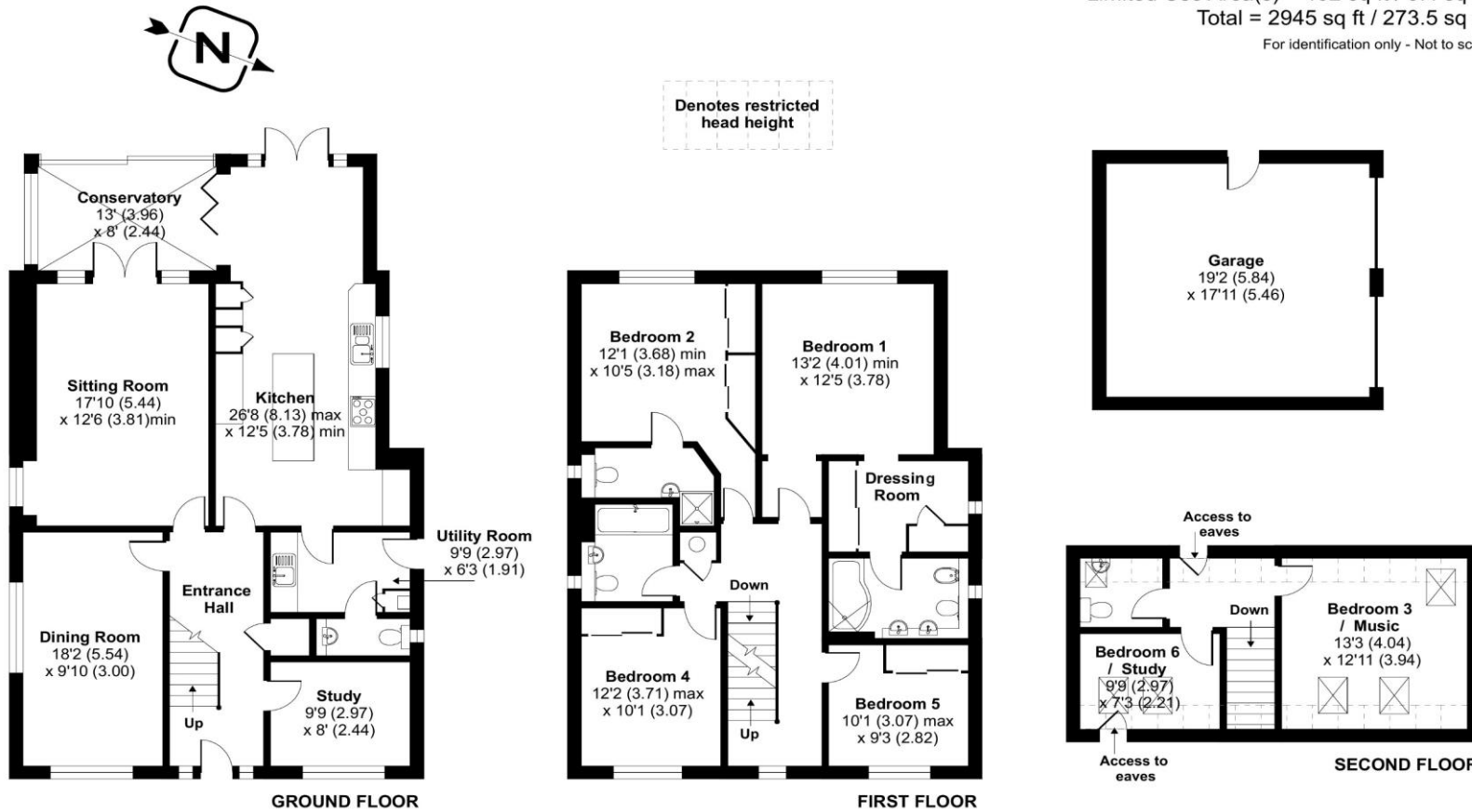




ACCOMMODATION

A spacious and well-appointed detached family home set in a fantastic location amassing just below 3000 square feet of accommodation. The home features five bedrooms with the flexibility of a sixth to appease all demands. The home features a wonderful open-plan kitchen/family room with French doors leading out to the garden. When entertaining, sliding open to the large conservatory room which offers delightful views over the garden. A living area with a gorgeous log burner is the centrepiece of the room. There is also a separate dining room, utility, a cloakroom, and a study on the ground floor. Over the upper two floors, there are multiple bedrooms with the current owners having the flexibility to use them as hobby/music rooms. The principal bedroom on the first floor is a highlight and it includes a contemporary en-suite bathroom and dressing area. A further en-suite shower room and family bathroom services the additional bedrooms. Outside, the house is approached by a shingled driveway which leads to the double garage. The rear garden is mainly lawn with a patio area, ideal for al fresco dining. The garden features a variety of attractive shrubs and is enclosed by fencing.

Approximate Area = 2843 sq ft / 264.1 sq m (includes garage)
 Limited Use Area(s) = 102 sq ft / 9.4 sq m
 Total = 2945 sq ft / 273.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(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: 1115861



SITUATION

The house is located in Newtown, on the very edge of Soberton Heath, just a few minutes walk from The Forest of Bere, which is a beautiful village in the heart of Meon Valley. The nearby market towns of Wickham and Bishops Waltham offer a wide range of amenities including supermarkets, pubs, restaurants and various other shops and banks. Portsmouth, Southampton, Winchester and Petersfield are all within thirty minutes by car and offer a full range of shops and services, all offer main line railway links to London (Waterloo) in around an hour.



SPECIFICATION

- Detached family home in a countryside location
- Walking distance to local Primary School
- Flexible accommodation up to 3000sq ft
- Double garage and private shingled driveway
- Wonderful open-plan kitchen/family room
- Sitting room with log burner
- Three bathrooms including two en-suites
- Attractive enclosed rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: G

GUIDE PRICE

£895,000

TENURE

Freehold

AGENT NOTES

LPG heating, with underfloor heating on the ground floor.

Private drainage, exempt water discharge activity