



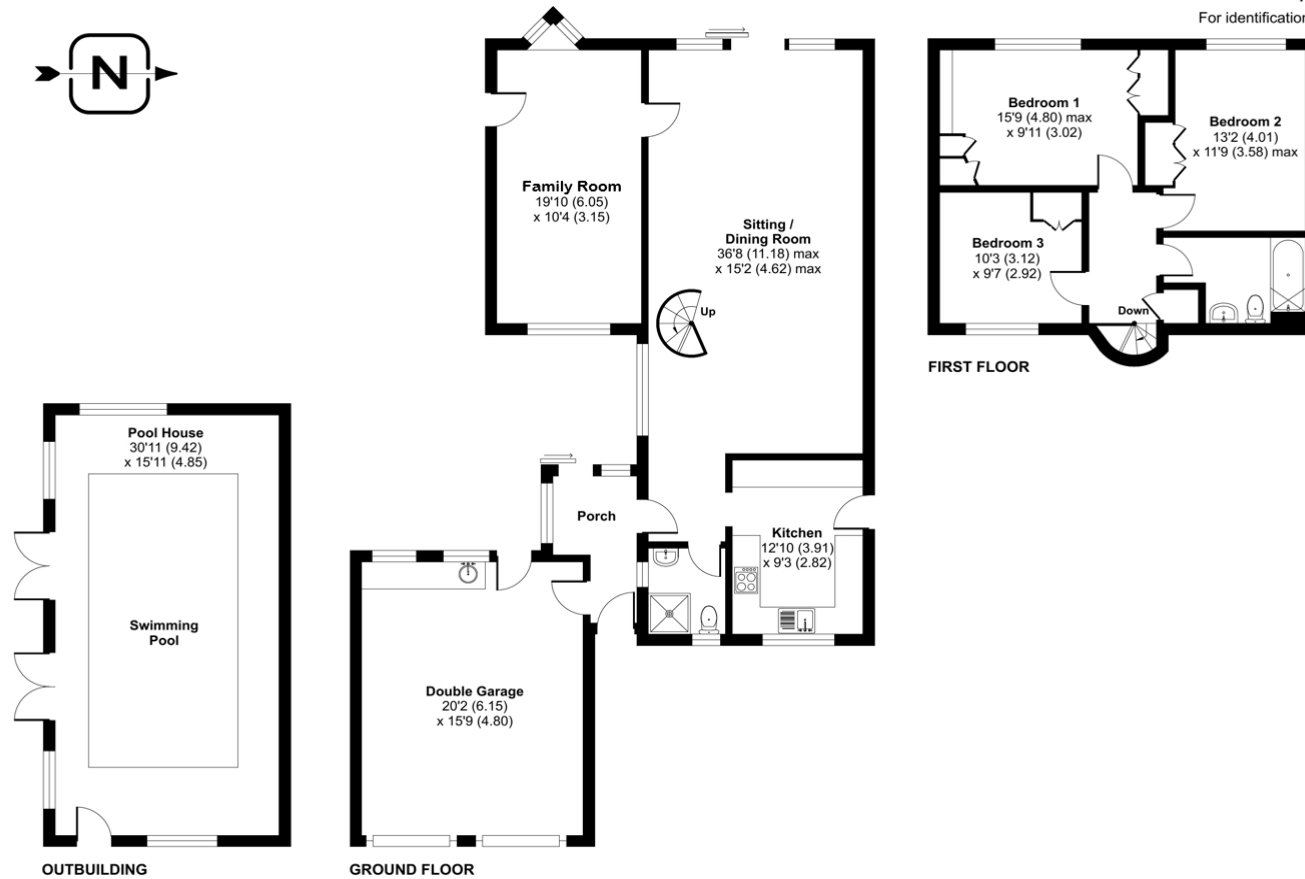


ACCOMMODATION

This fantastic architect-designed home is located on a highly desirable road in South Wonston, set on a generous 0.25-acre plot and offered to the market with no onward chain. The property boasts excellent features, including a large driveway with ample parking for multiple vehicles and a double garage. Upon entering, you are greeted by original parquet flooring and a striking double-height vaulted ceiling, highlighted by a stunning spiral staircase framing the dining area. This open, airy space is perfect for hosting and entertaining. The front-facing kitchen is equipped with built-in appliances and a convenient breakfast bar. The ground floor also offers a spacious living room with doors opening to the outside, seamlessly connecting indoor and outdoor living spaces. Additionally, there is a versatile reception room that can serve as a fourth bedroom, study, or playroom, along with a welcoming porch that provides storage space for shoes and coats, with internal access to the double garage. Outside, the property impresses with a Norwegian wooden pool house featuring a heated indoor swimming pool, ideal for year-round enjoyment. The expansive garden offers great potential and could be landscaped into a stunning outdoor retreat. Upstairs, there are three generously sized double bedrooms, each with built-in storage, and a family bathroom, continuing the home's theme of space and style.

Approximate Area = 1480 sq ft / 137.4 sq m
 Garage = 496 sq ft / 46 sq m
 Outbuilding = 319 sq ft / 29.6 sq m
 Total = 2295 sq ft / 213 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Charters Estate Agents Limited. REF: 1201868



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

South Wonston is situated approximately 5 miles to the north of Winchester with its local shop, village hall and primary school. Access to open country is immediately accessible with footpaths and bridleways providing links to King's Worthy and Sutton Scotney to the north. The splendid and historical cathedral city of Winchester delights with much character and diverse architecture. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, The New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with



SPECIFICATION

- Detached house
- Four bedrooms
- Driveway parking and double garage
- Impressive vaulted ceiling
- Indoor swimming pool
- Close to 0.25 acre



LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

ASKING PRICE £675,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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