





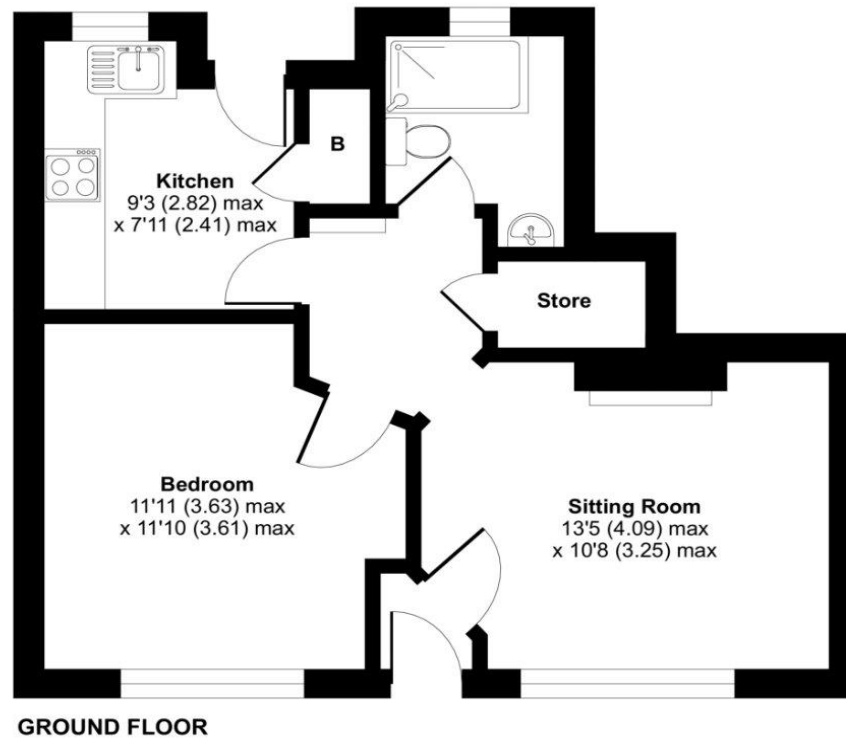
## ACCOMMODATION

Wonderful ground floor maisonette with a private garden with direct access and one allocated parking to the front. Internally the property benefits from its own private front door which leads you on to the formal front sitting room. Which leads onto the one double bedroom with an outlook to the front of the property. The main kitchen comes with plenty of handy storage and a very practical layout which also benefits from direct access to the rear garden. The bathroom services the apartment with a fully fitted suite. The rear garden is fully enclosed and benefits from a small tool shed.



Approximate Area = 462 sq ft / 42.9 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92+)                                       | A |                            |           |
| (81-91)                                     | B |                            |           |
| (69-80)                                     | C |                            |           |
| (55-68)                                     | D | 62                         | 71        |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England, Scotland & Wales                   |   | EU Directive<br>2002/91/EC |           |



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Charters Estate Agents Limited. REF: 1234914

© ntechcom 2025.



## SITUATION

The village of Twyford is set in the picturesque South Downs National Park, providing an abundance of countryside walks, access to the village water meadows and walks along the famous Monarch's Way, as well as its wide range of facilities include a post office/shop, cafe, hairdressers, primary school, Twyford Preparatory School, play parks, doctor's surgery, pharmacy and two public houses. The Bugle pub/restaurant is very highly regarded. The property also benefits from being only moments from Hunter Park, which provides recreational facilities, a popular cricket club and tennis courts, and wider sporting facilities within the village including lawn tennis and bowls. Connections are excellent as the A34, M3, M27 and Winchester and Shawford Railway Stations are within easy reach, with Shawford station only a 10-minute walk from the property.



**SPECIFICATION**

- Ground floor
- Garden apartment
- Driveway parking
- One bedroom
- Village location
- No chain

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

**ASKING PRICE £230,000**

**TENURE**

Freehold