



Burntwood Cottages, Basingstoke Road, Martyr Worthy, Winchester, Hampshire, SO21 1AE





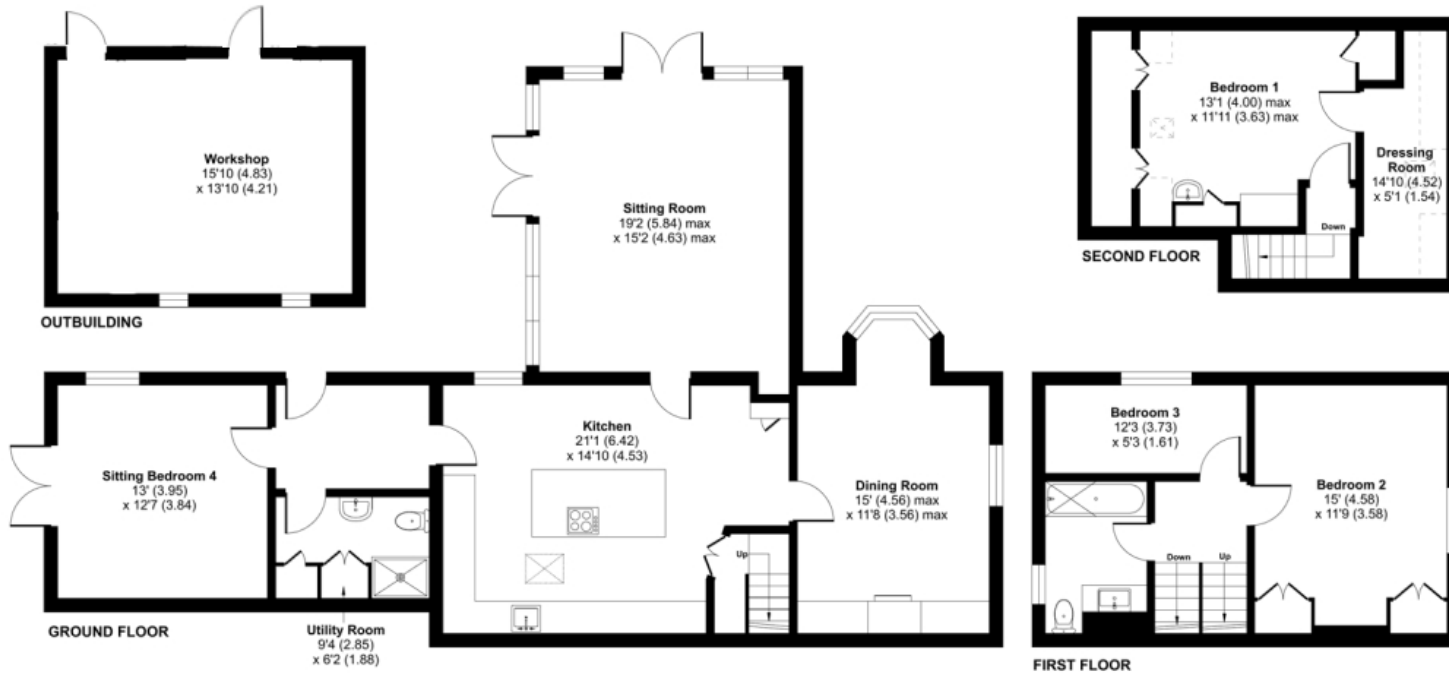
## ACCOMMODATION

A truly stunning period property set on a generous 0.27-acre plot, offering over 2,000 sq. ft. of beautifully presented accommodation. Beyond the private gated entrance, the property boasts ample off-street parking for multiple vehicles. A welcoming hallway provides plenty of space for coats and storage, leading to the heart of the home—a breath-taking shaker-style kitchen. This thoughtfully designed space features high-end inbuilt appliances, including a wine fridge, a large island with seating, and elegant quartz worktops. From the kitchen, doors open into a striking living room with a vaulted, beamed ceiling, bathed in natural light from multiple windows. Additionally, there is a spacious dining room, perfect for entertaining, along with a second living room that could also serve as a fourth bedroom. Completing the ground floor is a newly fitted shower room and cloakroom. The first floor offers two generously sized bedrooms, both served by a stylish family bathroom. A further bedroom occupies the top floor, complete with a desirable walk-in wardrobe. One of the standout features of this home is its stunning garden. The expansive outdoor space is mainly laid to lawn, complemented by a patio and multiple seating areas—ideal for relaxation or social gatherings. A superb range of outbuildings and storage solutions enhance the property, including a magnificent sports bar/games room situated next to a patio, making it a perfect space for entertaining. With its blend of period charm, modern comfort, and exceptional outdoor space, this home is a rare find. Ample off-road parking further enhances its appeal, making it an ideal choice for those seeking both character and practicality.



Denotes restricted head height

Approximate Area = 1708 sq ft / 158.6 sq m  
Limited Use Area(s) = 63 sq ft / 5.8 sq m  
Outbuilding = 265 sq ft / 24.6 sq m  
Total = 2036 sq ft / 189 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | <b>72</b> |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | <b>36</b>               |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| 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

Conveniently located at the edge of Winchester city centre, allowing for a delightful riverside walk to the city, the beautiful water meadows, or the open park area of St. Giles Hill. Winchester is a splendid and historical cathedral city with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel, concentrated over just a few square miles. 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 a 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 Southampton's international airport granting air travel for those seeking further destinations.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1250820





### **SPECIFICATION**

- Four bedrooms
- Idyllic location
- Stunning shaker style kitchen
- Oak-framed extension
- Off street parking for multiple cars
- Potential land for building an annex
- Over 2000 sq ft

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**ASKING PRICE £795,000**

### **TENURE**

Freehold