

Fairfield Road, Shawford
Winchester, Hampshire, SO21

HAMPTONS
INTERNATIONAL

Beyond your expectations

A beautifully appointed family residence situated in grounds of a

Hamptons International

72 High Street, Winchester, Hampshire, SO23 9DA

Sales. 01962 842030

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www.hamptons.co.uk

Four bedrooms | en-suite shower room | family bathroom | 32' drawing/dining room | 23' kitchen | sitting room | family room | study | utility | shower/wc | cloakroom | garden | planning permission for extension and car barn

Guide Price £1,495,000 Freehold

Description

An exceptional family residence, dating we understand from the 1920's, presented to a very high standard having been subject to an exacting programme of improvements by the current owners. Totalling approximately 2,600 sq ft, the house boasts a superb open plan reception space incorporating the drawing/dining/family room as well as the fitted kitchen. Designed in the style of an orangery, the room is wonderfully light and enjoys a delightful garden aspect and is easily accessed via 3 sets of French doors which lead directly on the extensive paved terrace. The sitting room is a cosy contrast to the main reception areas and features an open fireplace and walk in bay window again leading onto the terrace. The study, utility and shower room could be combined to create a self contained annexe if required. Arranged on the first floor, the bedrooms are all well appointed and enjoy fabulous views over the grounds. Both the bathroom and shower room have been fitted to a high specification. Lastly, there is planning permission for a two storey extension and triple bay car barn ref 10/00581/FUL.

Outside

An attractive pair of wrought iron gates lead onto the driveway which provides ample parking for several vehicles. The plot totals 0.618 acres and the garden, which is level and mostly laid to lawn, lies to the south and east of the property. The wide paved terrace is accessed via the principle reception rooms and is ideal for al fresco dining. There is also a garden shed.

Location

Occupying an outstanding position in this highly regarded residential enclave 3.5 miles to the south of the Cathedral city of Winchester with its excellent range of independent and high street retailers, restaurants and bars, theatre, cinema and mainline station with journey times to Waterloo taking from about 60 minutes. Local amenities include a mainline station at Shawford with journey times into London Waterloo from about 75 minutes and the adjacent Bridge Inn public house. The villages of Otterbourne and Twyford offer local shops and well-regarded pubs. Compton and Shawford Sports Club offers excellent cricketing, football and tennis amenities. The area is exceptionally well served by a wide range of private and state schools, a number of which provide daily bus services.

Additional Information

Services: All mains services connected.

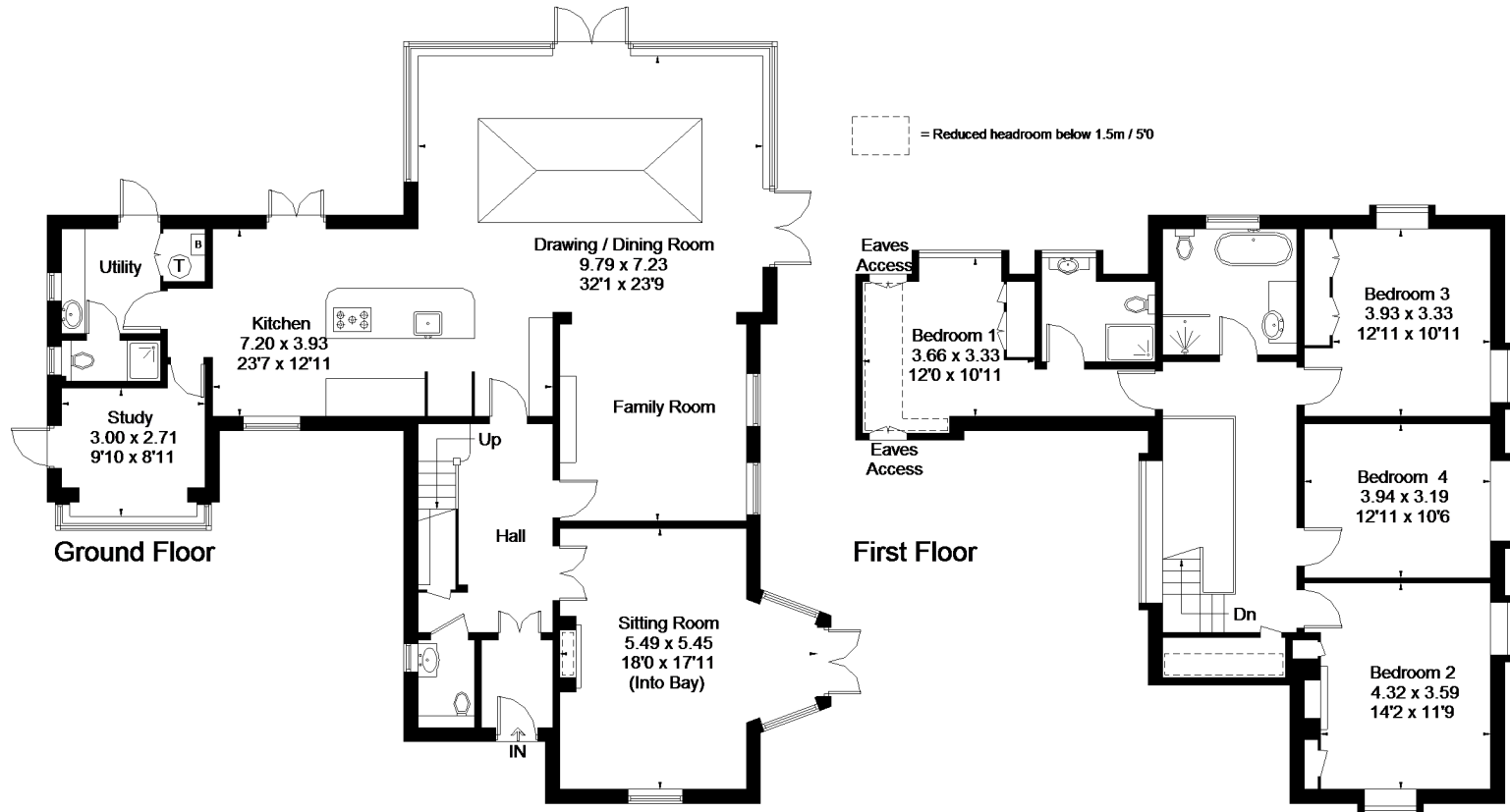
Local authority: Winchester City Council.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 241.3 sq m / 2597 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

