

WATERSIDE

# Hensting Lane, Fishers Pond

Hampshire, SO50

**HAMPTONS**  
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*Beyond your expectations*



# A beautifully appointed waterside residence

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Master bedroom with en suite bathroom | guest bedroom with en suite shower room | 2 further bedrooms | family bathroom | entrance hall | 4 reception rooms | study | kitchen/breakfast room | terrace | swimming pool | summerhouse | double garage | grounds totalling 0.66 acres

## Guide Price £1,200,000 Freehold

### Description

A beautifully appointed waterside residence built approximately 30 years ago in an exceptional position overlooking Fishers Pond. Totalling over 2,800 sq ft the house is very well configured for both family living and entertaining, with all principal rooms enjoying outstanding views over the pond. The house incorporates some intriguing architectural details including a fine carved fireplace in the drawing room, copper domed Georgian bay window in the dining room, and stained glass in some of the doors and conservatory/breakfast room. Superbly presented, the property has been in the same ownership since 1985 and an internal inspection is strongly recommended.

SERVICES: All Mains services

LOCAL AUTHORITY: Winchester City Council

### Outside

A wide driveway with ample parking for vehicles and the garden is well screened to the lane. The majority of the garden lies to the rear and offers a very notable benefit of the property. A superb paved terrace adjoins the property with steps leading down to the heated swimming pool. The remainder of the garden is laid to lawn and gently leads down to the waters edge. The gardens are very well stocked by colourful beds of roses, dahlias and annuals and a variety of shrubs. There is a detached double garage, shed, summerhouse, a charming Victorian style changing hut and small boat house. In all,

the gardens and grounds extend to 0.66 acres.

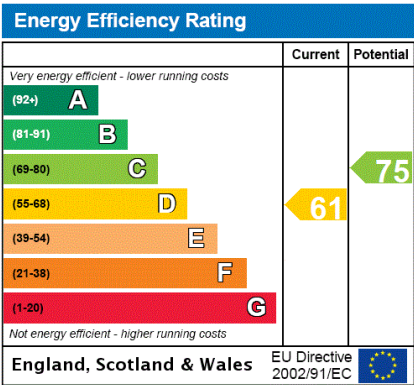
### Location

Occupying a very special position on the banks of Fishers Pond and situated on the edge of the newly created South Downs National Park. Approximately 7 miles from the cathedral city of Winchester, local facilities can be found in the village of Twyford including a village store, café/bistro, two public houses, church and doctors surgery. The area is well served with an excellent range of both state and private schools for all age groups notably Twyford Prep. As well as being surrounded by some of Hampshire's most beautiful countryside, the area benefits from first class communication links with rail services into London Waterloo from both Shawford (3 miles) and Winchester with journey times of just over and just under the hour respectively. The M3 and M27 provide access to the national road network while Southampton airport serves a wide range of European destinations.

### Additional Information

SERVICES: All Mains services

LOCAL AUTHORITY: Winchester City Council



## Fishers Pond, Winchester

Approximate Gross Internal Area = 243 sq m / 2616 sq ft

Garden Room = 19 sq m / 204 sq ft

Total = 262 sq m / 2820 sq ft



Illustration For Identification Purposes Only. Not To Scale  
Ref 127831

**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.



