



Heathen Street, Durley
Hampshire, SO32



Beyond your expectations

A sympathetically rebuilt property set in over 6 acres

Hamptons International

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Four Bedrooms | Family Bathroom | Kitchen/Breakfast/Family Room | Drawing Room | Dining Room | Utility | Cloakroom | Triple Garage with Loft Room & Store | Formal Gardens and Paddocks Totalling Over 6 Acres

Guide Price £1,175,000 Freehold

Description

Character features prevail throughout this impressive home such as the exposed timbers and brickwork, open fireplace and oak internal joinery. Given the accommodation and land on offer the property would suit a family buyer and/or those with equestrian interests or looking for land to keep a small amount of livestock.

Internally there is a lovely open plan kitchen breakfast family room with a south westerly aspect and doors onto the garden. The spacious 24ft drawing room features a wonderful corner of oak framed floor to ceiling glass with access onto the patio. The drawing room is open to the formal dining room but divided by a super two way fireplace providing an attractive focal point for both rooms. The connection between these two areas and the garden creates a fabulous space for entertaining. Continuing on the ground floor is a useful utility room, ideal for muddy boots and dogs after enjoying a country walk or ride. There is also a cloakroom on this level.

An oak turning staircase leads to the galleried landing providing access to all four bedrooms and the family bathroom. Whilst there is currently no en suite, the vendors have ensured that plumbing and space exists for one to be easily created.

Outside

The plot is another significant feature of the property. There is a gravel driveway providing ample parking and

leading to a detached oak framed triple garage and store with loft room above. The formal gardens wrap around the house and feature a patio to the south west.

In addition to the formal gardens there are paddocks to the west and north of the property divided by a brook. The paddock to the west has separate access from Heathen Street whilst access to the northern paddock is from the rear of the garaging. It is considered that, subject to permissions, space exists to create stabling if required.

Location

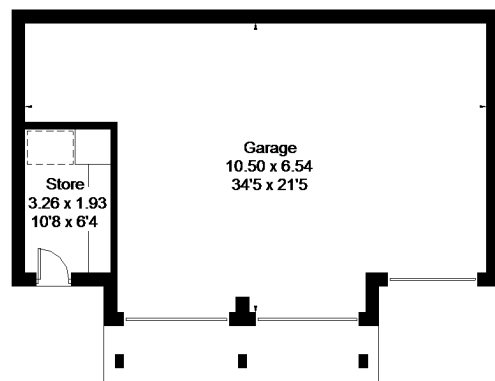
Durley is an attractive and sought-after village offering two public houses, a primary school, village hall and church. Further facilities can be found in Bishop's Waltham or Botley which are roughly equidistant, with Botley and Hedge End providing railway services to London Waterloo. The cathedral city of Winchester is about 10 miles away with extensive amenities and excellent cultural, educational, and leisure facilities including the theatre and cinema, a wide range of shopping and the renowned cathedral. The area also offers a wealth of country pursuits on the doorstep with footpaths and bridleways in abundance.

Additional Information

LOCAL AUTHORITY: Winchester City Council
SERVICES: All Mains Services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



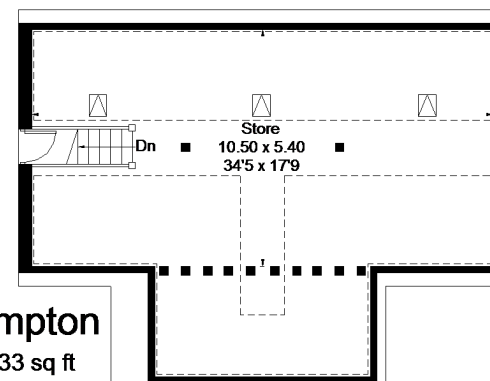
Garage - Ground Floor

= Reduced headroom below 1.5m / 5'0

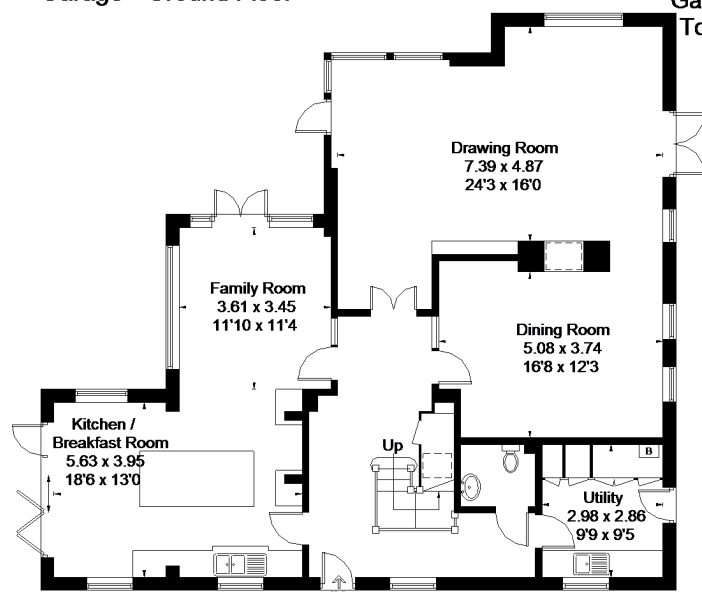
Heathen Street, Durley, Southampton

Approximate Gross Internal Area = 226.0 sq m / 2433 sq ft
(Excluding Eaves Storage)

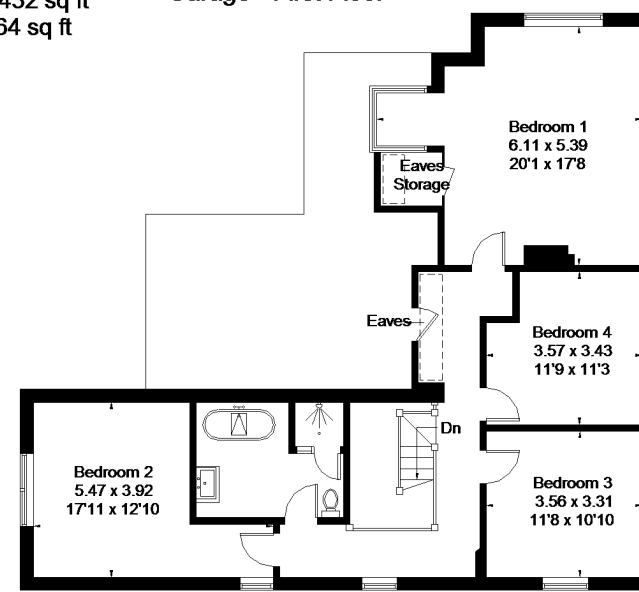
Garage = 133.0 sq m / 1432 sq ft
Total = 359.0 sq m / 3864 sq ft



Garage - First Floor



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 143223

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.

