



Hobbits

*Ladwell, Hursley, Winchester, SO21 2LE*

SPENCERS  
ROMSEY

A dark wood dining table with a central pedestal base and six matching chairs, set on a large patterned rug. The table is adorned with a vase of yellow roses.



*A stunning home set in a delightful plot on the edge of Hursley, Winchester. The property offers exceptional family accommodation as well as breathtaking, panoramic views of the surrounding countryside.*

#### **Ground Floor**

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Study/Games Room, Bedroom Five, Wet Room, Utility Room

#### **First Floor**

Four Bedrooms, Family Bathroom

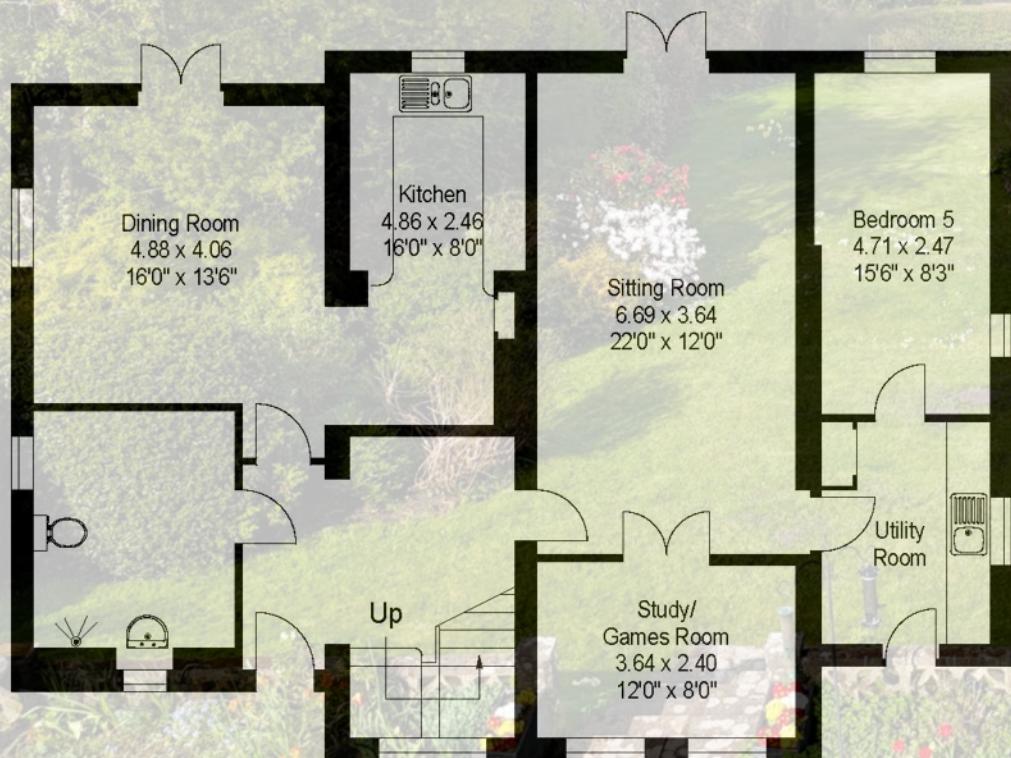
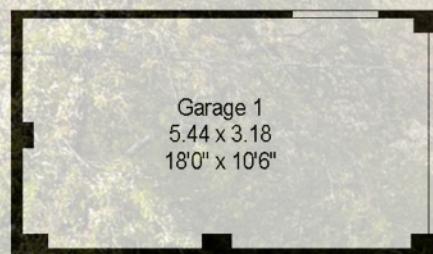
#### **Outside**

Driveway, Two Separate Garages Offering Annexe Potential (S.T.P.P.), Gardens And Grounds Extending to One Third of An Acre.

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**Guide Price £775,000-£800,000**

## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 199sq.m. or 2142sq.ft.  
(Includes limited height areas)  
Garage: 33sq.m. or 355sq.ft.  
Total: 232sq.m. or 2497sq.ft.

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NOT TO SCALE



## The Property

Occupying an elevated position amidst unspoiled open countryside, this distinguished residence offers a rare combination of tranquillity and accessibility, with convenient links to Winchester, Chandlers Ford, and Romsey.

A covered porch provides a gracious entrance, leading into a spacious and welcoming central hallway from which the principal reception rooms are accessed. The sitting room, situated to the rear of the property, enjoys double doors opening onto the garden, perfectly framing the picturesque rural views beyond. Adjacent to this space, further double doors lead into a generously proportioned front-facing room, ideally suited as a study or games room.

The kitchen is both elegant and functional, appointed with a refined selection of modern units and high-quality integrated appliances. This space flows seamlessly into a bright, double-aspect dining and family area, with French doors providing direct access to the garden, for both formal entertaining and al-fresco dining.

Thoughtfully designed with accessibility in mind, the ground floor also includes a spacious wet room and a well-proportioned fifth bedroom, offering the flexibility required for single-level living. A separate utility room with its own external entrance completes the ground floor accommodation, adding valuable practicality.

On the first floor, a bright and expansive landing leads to four generously sized bedrooms and a contemporary family bathroom fitted with a bath and overhead shower. The principal bedroom is particularly impressive, benefiting from a dual aspect with far-reaching panoramic views and practical eaves storage. Bedroom two features built-in double wardrobes and a charming bay window overlooking the garden and surrounding countryside. The remaining bedrooms offer ample space and views to the side and front aspects.

This property offers a rare opportunity to acquire a family home in an exceptional semi-rural setting, with access to local amenities and transport links.



## Outside

The property is set within a beautifully landscaped, mature garden that offers breathtaking views of the Hampshire countryside. A large, decked area at the rear of the house provides the perfect space to relax and enjoy a drink while soaking in the stunning scenery. To the side, a paved terrace offers additional seating, while the rest of the garden is predominantly laid to lawn, with an array of vibrant flowering shrubs adding colour and interest.

The property also benefits from two separate garages, along with ample parking on driveways at both the front and rear. The front garage offers potential for conversion into ancillary accommodation (subject to the necessary planning permissions).

In total, the grounds and gardens attributed to the property extend to one third of an acre.

## Location

The picturesque hamlet of Ladwell, nestled on the outskirts of Hursley, is located approximately four miles southwest of Winchester. Hursley offers a range of excellent local amenities, including two traditional pubs, a highly regarded nursery and primary school, a post office, a village shop, a quality butcher, a church, a cricket club and a recreation ground.

Hursley is home to a network of scenic countryside footpaths, offering walkers the chance to explore rolling hills, wooded areas, and picturesque farmland. These trails wind through the charming Hampshire landscape, providing peaceful routes for nature lovers, dog walkers, and those simply looking for a tranquil escape into the countryside.

Winchester is within easy reach, providing a vibrant mix of High Street shops, independent boutiques, cafés, pubs, restaurants, a theatre, a cinema, museums, and the city's iconic historic Cathedral. The mainline railway station in Winchester offers regular services to London Waterloo in around 55 minutes. The property also falls within the sought-after catchment area for Kings' Secondary School.

## Directions

From Winchester, head out on the A3090 and proceed through Hursley, passing Poles Lane on your left hand side. As the road bends right towards Ampfield, take the left hand turning and the house can be found shortly after, on the left hand side.



## Additional Information

EPC: E Current: 46 Potential: 76

Council Tax Band: F

Local Authority: Winchester City Council

Services: Mains Water And Electricity

Drainage: Private

Heating: Gas Central Heating

Tenure: Freehold

Broadband: Standard speeds of up to 25 Mbps is available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider



## Property Video

Point your camera at the QR code below to view our professionally produced video.



## Important Information

Spencers property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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