



Garden House

Southdown Road, Shawford, Winchester, Hampshire, SO21 2BX

SPENCERS
NEW FOREST





GARDEN HOUSE

SOUTHDOWN ROAD • SHAWFORD • WINCHESTER

Garden house offers close to 4,000 sqft of living space in this desirable location of Shawford Village just moments from Winchester. This newly built detached family home boasts six double bedrooms, three reception rooms and is flooded with an abundance of natural light throughout. Landscape gardens enclose this home centrally within its plot and offers both modern living at its best whilst nestled privately within its plot.

Further benefits include being offered to the market with no onward chain.

£2,295,000



6



3



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The Property

This property offers a prestigious family home with versatile accommodation throughout. Upon entering the property through the main front door, you walk into a welcoming hallway with tiled flooring that flows throughout the whole of the ground floor.

A downstairs W/C with utility room sits at the rear of the property giving you large built-in cupboards and low-lying units with sink and door out onto the garden. Further along the hall on the left is a separate family room with french doors out onto the garden which could also be used as a useful playroom.

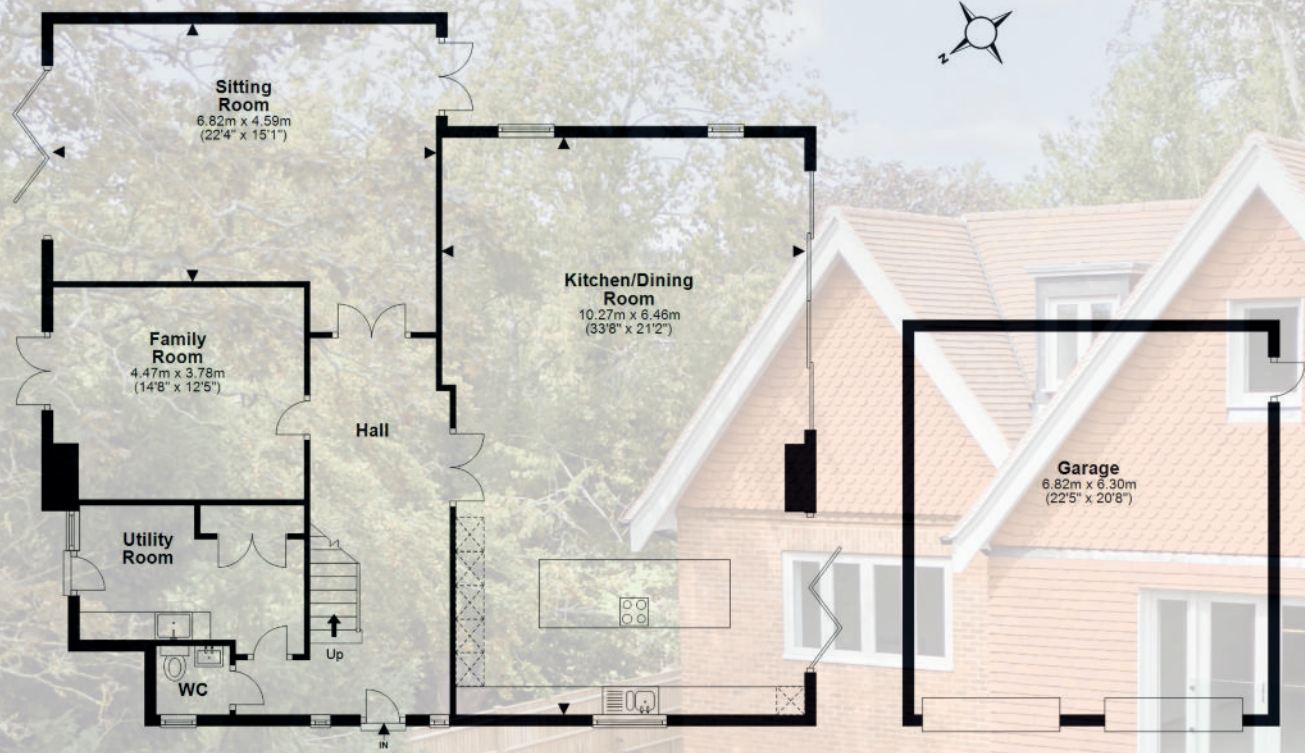
At the end of the hallway is the large sitting room with double aspect views and double access to both the front and rear gardens via double doors and large bi fold doors giving you a lovely element of retreat from the main sections of the house.

A stunning kitchen/dinning room sits on the other side of the hallway giving you arguably the hub of the house. Measuring over 33ft in length the kitchen is designed to create a central feature to the house ideal for family and entertaining space. The kitchen offers an array of bespoke wall and base units with the benefits of built in Smeg appliances, coffee machine, wine cooler, warming drawer and Quooker hot tap and enjoys under floor heating throughout. A kitchen island offers further bespoke units with induction hob and pop-up electric power point units.

The open plan layout of the kitchen offers an extremely social element to the house and connects the beautifully landscaped gardens via a large section of sliding doors from the family area and separate section of bi-fold doors from the kitchen similarly out to the gardens.



Floor Plan



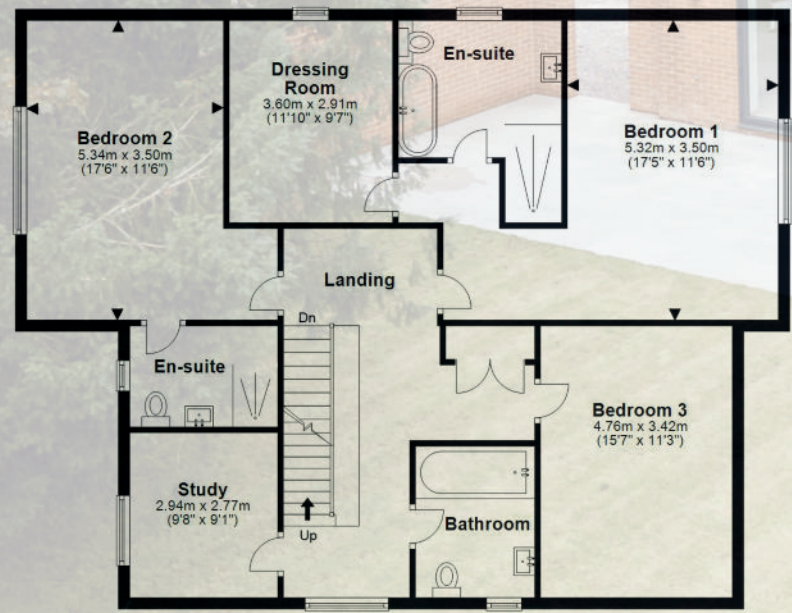
First Floor

Approximate Gross Internal Areas

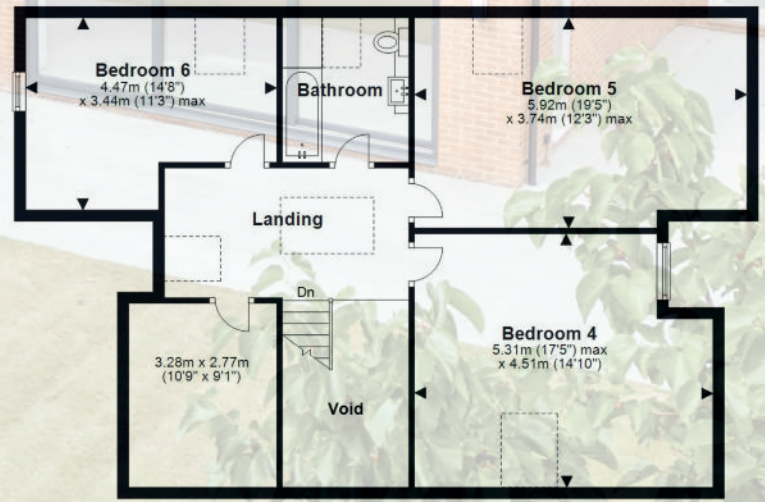
House: 369.3 sqm / 3975.0 sqft

Garage: 43.0 sqm / 463.0 sqft

Total Approximate Gross Area:
412.3 sqm / 4438.0 sqft



Second Floor





The Property Continued...

Floating stairs from the main hallway with elegant glass balustrades lead to the first and second floor landings where all the bedroom accommodation can be accessed.

The principal bedroom suite offers walk in dressing area, four-piece en-suite bathroom and large bright and airy bedroom space with view over the garden.

Bedroom two sits at the rear of the house with the benefit of an en-suite bathroom and bedroom three equally offers fantastic space and is serviced by a four-piece family bathroom with access from the main landing. A study sits opposite that could equally be used as further bedroom accommodation if needed.

The second floor boasts three further double bedrooms, all served by a luxurious bathroom from the landing and with access to large storage areas and a further control room to the property.





Specification

- Electric entrance gates with intercom
- Underfloor heating throughout
- Smeg ovens, steam oven coffee machine, wine cooler, warming drawer, microwave
- Quooker hot tap
- Air Source heat pump - economical heating and hot water
- Networked heating controlled by App
- MVHR air management system
- Feature LED lighting in kitchen
- 32amp EV charge point- commercial spec for high input vehicles
- Fully alarmed with cameras
- Lutron home automation
- High and low level media points, TV, Sky and data throughout



Grounds & Gardens

The property is accessed by electric gates with intercom system and a driveway leading to the side of the property offering ample off street parking spaces. The driveway leads to a double garage with EV charge points.

The property as a whole is fenced all around with the front garden offering a large area of lawn and patio space, met from the bi fold doors of the kitchen/ dining room making the ideal entertaining and family space. Surrounded by hedgerow and trees, this space gives you a fantastic element of peace and seclusion.

A lovely rear garden also provides a lawned area with patio section and is equally connected beautifully through the doors of both the family room and sitting room giving the whole property a fantastic natural flow throughout.





Additional Information

All mains services connected

Tenure: Freehold

Local Authority: Winchester City Council

Points of Interest

Local Bus Stop	0.4 miles
Shepherds Down School	0.8 miles
Shawford Mainline Railway Station	1.1 miles
Bridge Inn public house	1.1 miles
Otterbourne	1.4 miles
Twyford	2.0 miles
Winchester Town Centre	3.5 miles
Kings School	3.8 miles
M3 Junction	5.3 miles

25 minutes to The New Forest



The Situation

The charming village of Shawford is situated just 3.5 miles south of the cathedral city of Winchester, with its excellent range of independent and high street retailers, restaurants, cafes and bars, theatre, cinema and cultural calendar.

Local amenities include a mainline station at Shawford with journey times to London Waterloo just over an hour in length and the Bridge Inn public house situated alongside the River Itchen. The villages of Otterbourne and Twyford provide local shops and well-regarded pubs. Compton and Shawford Sports Clubs offers superb cricketing, football and tennis amenities.



Important Notice

Spencers of The New Forest 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 for 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.



For more information or to arrange a viewing please contact us:

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