



**Eden House**

*Southdown Road, Shawford, Winchester, Hampshire, SO21 2BY*

**SPENCERS**  
NEW FOREST





# EDEN HOUSE

SOUTHDOWN ROAD • SHAWFORD • WINCHESTER

*With over 3,700 sq ft of living space is Eden House, a stunning five bedroom newly built, detached family home approached via electric gates, in the highly sought after village of Shawford, Winchester.*

*Offered to the market to an extremely high specification throughout, an abundance of natural light and landscaped gardens surrounding the property giving the perfect blend of country style living with elegance and modern stylish lifestyle. Further benefits include being offered to the market with no onward chain.*

£2,195,000



5



3



4





## The Property

Offering a luxurious family home with versatile accommodation throughout. Upon entering the property through the main front door, you walk immediately into the hallway where you have access to all downstairs accommodation with tiled flooring throughout.

A useful study with French doors giving access to the garden sits directly on your left from the entrance hall. Directly opposite is a well-equipped utility room offering ample storage and wash basin and further access to the rear of the property.

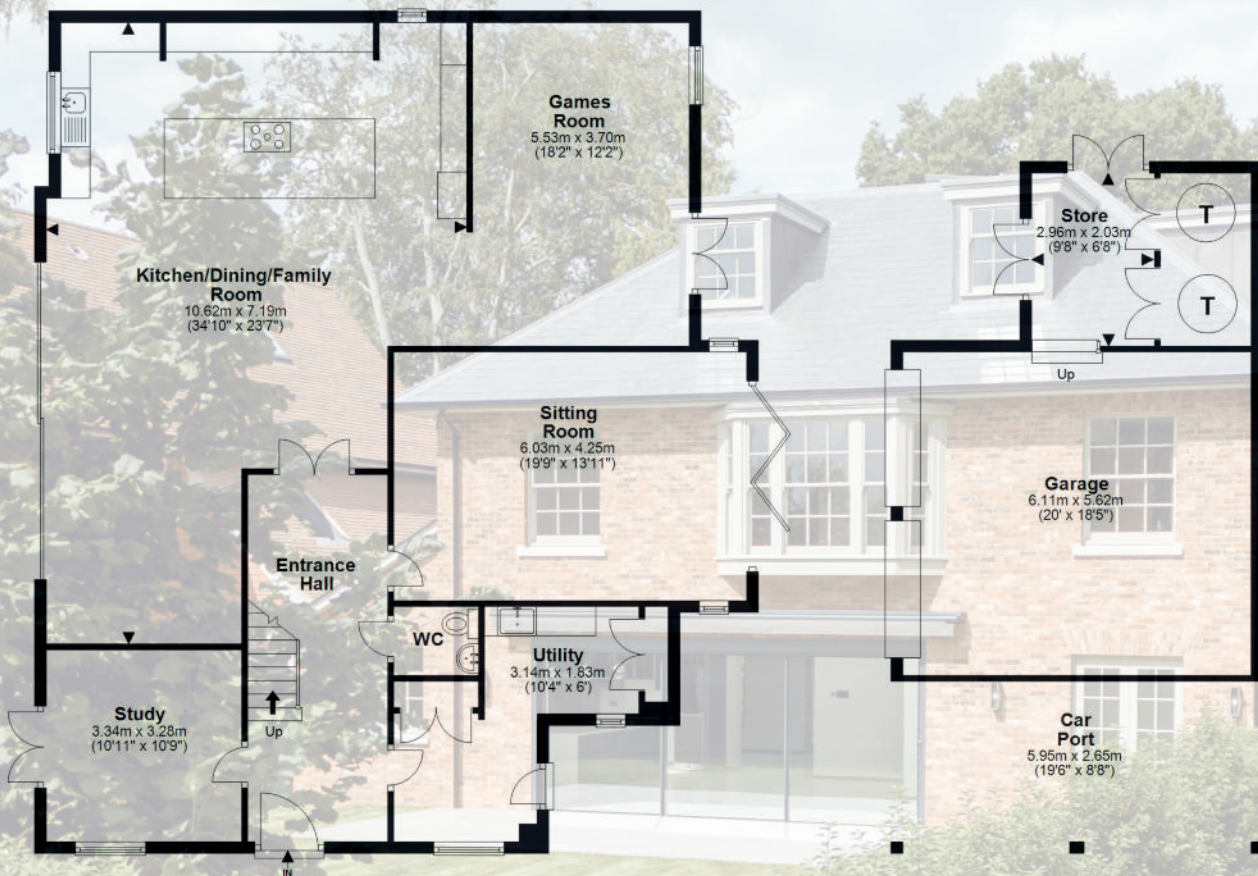
A separate sitting room with bi-folds doors leading to the garden, gives a lovely element of seclusion and privacy to the main section of the house at the rear which is the large open plan kitchen/dining and family room. The kitchen offers an array of bespoke wall and base units with the benefits of inbuilt smeg appliances, coffee machine, wine cooler, warming drawer and Quooker hot tap and enjoys under floor heating throughout.

A kitchen islands 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 beauty of the garden and patio area superbly through the large bi fold doors. From the kitchen you walk into a further family room which offers a element of seclusion and partition from the main kitchen, offering French doors out to the rear garden.





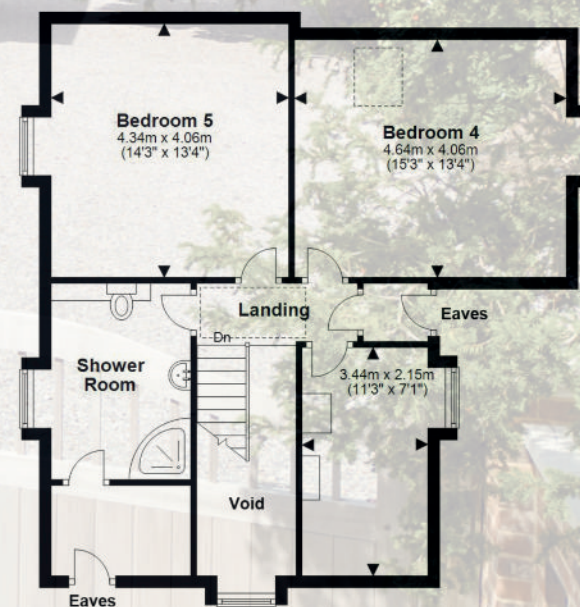
**Ground Floor**



**First Floor**



**Second Floor**



**Floor Plan**

**Approximate Gross Internal Areas**

Main House: 346.2 sqm / 3727.0 sqft

Garage/Store/Car Port: 64.0 sqm / 689.0 sqft

**Total Approximate Gross Area:  
410.2 sqm / 4416.0 sqft**



## The Property Continued...

Floating stairs from the main hallway with elegant glass balustrades leading you 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 ensuite bathroom and large bright and airy bedroom space with bay window. 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.

The second floor boasts two further double bedrooms, both served by a luxurious shower room with access to large storage areas and a further control room to the property.





## Specification

- Underfloor heating throughout
- Two Dishwashers
- Quooker hot Top
- Air Source heat pump- economical heating and hot water
- Networked heating controlled by App
- MVHR air management system
- Lutron Lighting in kitchen and family room
- 32amp EV charge point- commercial spec for high input vehicles
- Fully alarmed with cameras
- Electric gates with cameras

## Grounds & Gardens

The property is accessed by electric gates with intercom system and a considerable driveway leading to the side of the property offering ample off street parking spaces. The driveway leads all the way to the back of the plot where you are met with double garage and carport 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 with electric awning, 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 small 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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