



Rowan Close, South Wonston, Winchester, Hampshire, SO21 3JA

**Winkworth**





Rowan Close, South Wonston, Winchester, Hampshire, SO21 3JA

## Excellent Four-Bedroom Detached Home in Popular South Wonston

A superb, detached, four-bedroom house situated in a peaceful cul-de-sac in the village of South Wonston. The accommodation is very well presented, benefiting from double glazing and gas central heating and decorated in neutral colours throughout.

The welcoming hallway leads to all the principal reception space. To the right the spacious sitting room is lovely and light courtesy of its dual aspect, with large windows to the front and French doors opening onto the patio at the rear. A good-sized separate dining room is situated alongside, with views over the garden and plenty of space for a table and chairs. The high-quality fitted kitchen is well equipped with base and eye-level units providing plenty of storage. Integrated appliances including oven, hob and dishwasher. A useful utility room leads from the kitchen with space and plumbing for a washing machine and room for further appliances. There is a generous understairs cupboard and a downstairs WC situated off the hallway completes the accommodation on the ground floor.

Stairs rise to the first floor where four bedrooms radiate from a central landing. The principal bedroom is an excellent size and has the advantage of a contemporary en-suite shower room and views over the rear garden and beautiful countryside beyond. Two further bedrooms also share these views, with one benefitting from built-in sliding wardrobes, while the fourth bedroom lies to the front. There is a smart family bathroom with bath and shower over serving bedrooms two, three and four. On the landing there is an airing cupboard and access via a pull-down ladder to a loft area.

Outside to the front there is a large area of lawn and the driveway alongside provides plenty of parking in front of the double garage. The attractive rear garden is mainly laid to lawn with mature tree and shrub borders and wonderful views over the Hampshire countryside. A shed/store is attached to the rear of the double garage, and both can be accessed from the garden.

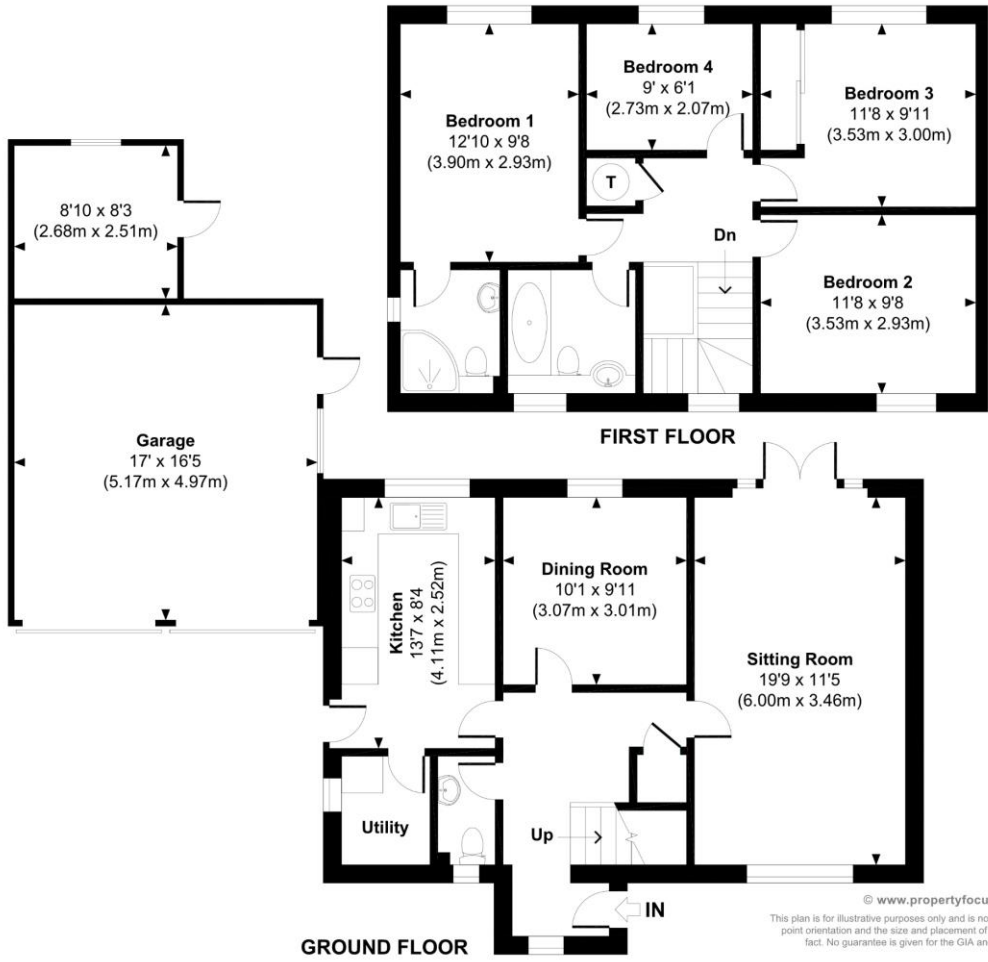
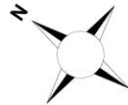




# Rowan Close, South Wonston, Winchester, Hampshire, SO21 3JA

## Rowan Close

Approximate Gross Internal Area  
Main House = 1250 Sq Ft / 116.11 Sq M  
Garage = 352 Sq Ft / 32.69 Sq M  
Total = 1602 Sq Ft / 148.80 Sq M



© www.propertyfocus.co | Professional Property Photography & Floorplans  
This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

### Directions

Leave Winchester on Andover Road (B3420) and follow this road all the way to Three Maids Roundabout. Turn right sign posted for Sutton Scotney and at the next roundabout turn right for South Wonston and Sutton Scotney. Proceed along this road and turn right onto Downs Road. Follow Downs Road to the end and turn left into West Hill Road North and then right into Waverley Drive. Take the third left into Rowan Close and the property is towards the end on the left.

### Location

Rowan Close is located in the popular village of South Wonston, approximately 6 miles from the City of Winchester, 5 miles from Micheldever, both with fast rail links to London Waterloo in approximately 55 minutes. Winchester has a wide selection of amenities, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. There is easy access to the M3 motorway, A34 and A303. The village of South Wonston has a well-regarded Primary school as well as a recently improved village shop and Post Office.

Tenure: Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: E

EPC rating: C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

### Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU  
020 7870 4878 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)



See things differently