



This photo shows the rear of the property

High Street, Twyford, Winchester, SO21 1RG





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## Period Cottage in Sought After Twyford

A period semi-detached cottage full of character and situated in the heart of the sought-after village of Twyford, which is highly regarded by families because of its proximity to the city and station, and due to its active community. The property requires modernisation but features adaptable living space of generous proportions.

The house is entered from the side into a useful enclosed porch and onwards into a small hallway. To the left is a generous double aspect dining room with original exposed beams, a charming original oak window seat and plenty of space for a large table and chairs. A door leads through to an incredibly spacious sitting room, also with an attractive beamed ceiling, a log burner inset within a feature fireplace and sliding doors opening out onto the conservatory. The conservatory itself is lovely and bright with a door leading directly to the garden. To the right of the hallway is the smart kitchen which had new units and flooring fitted approximately five years ago. A door gives access to the garden and a useful downstairs WC located off the dining room completes the accommodation on the ground floor.

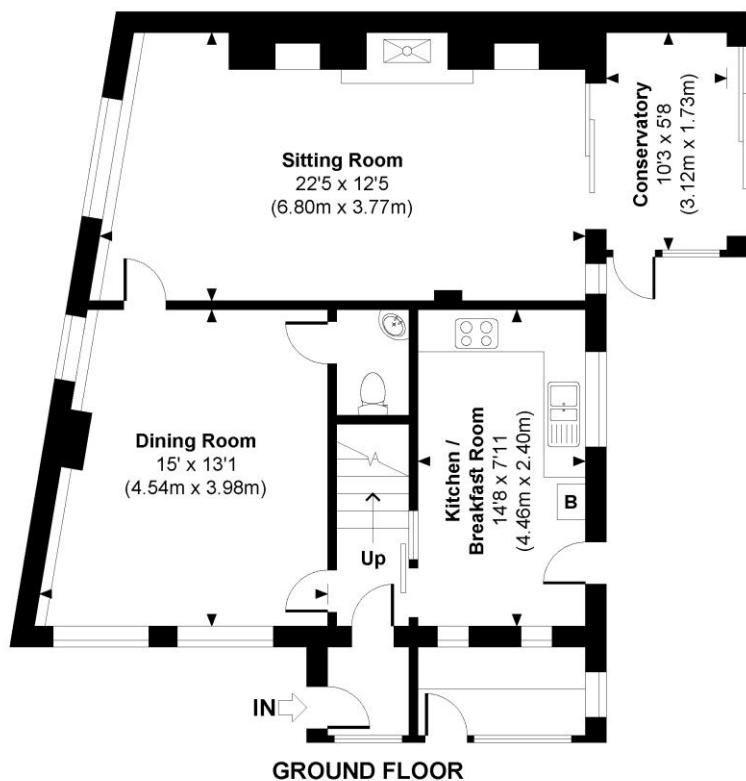
Upstairs on the first floor there are four bedrooms, two of which have built-in wardrobes. All bedrooms are served by a shower room with large shower and hand basin, while a separate WC is situated alongside.

Outside to the rear is a pretty garden, mainly laid to lawn with a paved seating area next to the conservatory and further paving directly behind the house. A handy garden tool cupboard is attached to the main house, accessed from the garden.

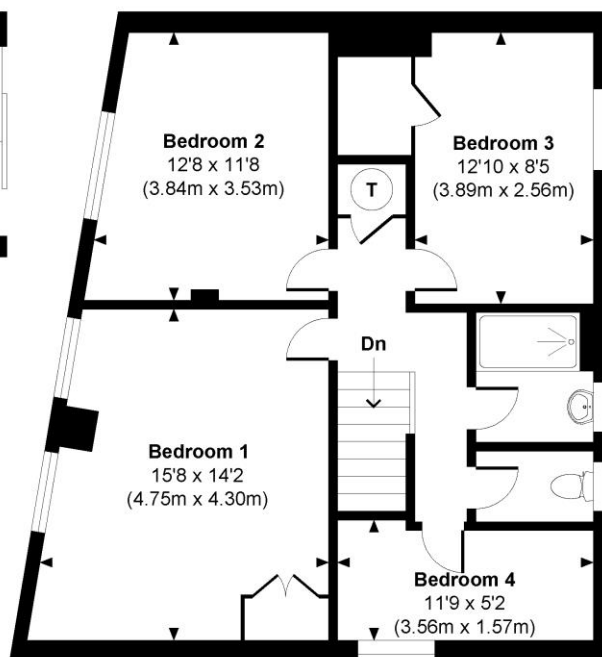


## Oak Cottage

Approximate Gross Internal Area  
Total = 1485 Sq Ft / 137.91 Sq M



GROUND FLOOR



FIRST FLOOR



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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.

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### Directions

Proceed south out of the city centre onto St Cross Road. At the roundabout take the first exit and then take the first exit again at the next roundabout. At the traffic lights turn right and proceed under the M3 onto the B3335. Follow this road into the village of Twyford and go across the crossroads. Go past Queen Street on your right and the property is on the right-hand side.

### Location

Oak Cottage is situated in the heart of the picturesque village of Twyford, a short distance from the village shop, post office, two fantastic pubs, a small coffee shop, doctors' surgery, dentist and with easy access to Shawford railway station. The property is in the South Down National Park and is conveniently located for a number of beautiful countryside walks, including the water meadows route which leads to St Catherine's Hill and Winchester City Centre. Winchester itself has a mainline railway station (links to London Waterloo in approximately 60 minutes), High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic Cathedral. The M3 motorway is easily accessible from this location, and there are good local schools nearby.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

**Council tax band:** E

**EPC rating:** E

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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