



Ladwell, Hursley, Winchester, Hampshire, SO21 2LE

Winkworth

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Well Proportioned Family Home with Stunning Views of the Hampshire Countryside

This spacious and well-presented home offers excellent family accommodation situated within the hamlet of Ladwell near Hursley, surrounded by stunningly beautiful Hampshire countryside.

A covered porch leads to a spacious, central hallway from which the ground floor accommodation radiates. The reception spaces are well-proportioned and perfect for the demands of family life with open-plan sociable spaces as well as other rooms which offer plenty of privacy and a good degree of flexibility. The sitting room has double doors that lead out to the garden and provide a frame to the magnificent view and there are further double doors through to a spacious games room at the front of the house. Enjoying the far-reaching views, the kitchen has ample base and eye-level units with integrated appliances including oven, grill, hob, dishwasher, microwave and fridge/freezer and opens out into a light and spacious dining/family room which has double doors out to the garden. The house is set up to easily accommodate those who require wheelchair access as the large wet room located just off to the side of the hall, coupled with the fifth bedroom located on the ground floor, is ideal for those needing accommodation all at ground-floor level. A useful utility room with its own entrance at the front of the property, as well as internal doors to the sitting room and fifth bedroom, completes the downstairs accommodation.

The first-floor landing is again spacious and gives access to four well-appointed bedrooms as well as a bathroom. The principal bedroom in particular is a great size, and is double aspect with some excellent, far-reaching views and a good amount of eaves storage. Bedroom two has the advantage of double built-in wardrobes and an attractive bay window overlooking the garden and countryside views. The two further bedrooms are both a good size, with bedroom three being used by the current owners as a generous study. All the bedrooms are served by a smart family bathroom with bath and shower over.

Outside is a very attractive and well-established garden with views beyond to the Hampshire countryside. A substantial decked area lies directly behind the house creating a perfect space for relaxing and enjoying a drink while admiring the views. A paved patio to the side provides a further seating area with the remainder of the garden laid to lawn together with a range of flowering shrubs. There are two separate garages and plenty of parking on the driveway.



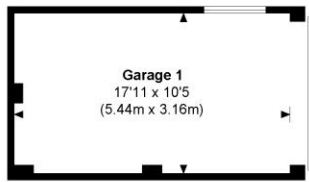


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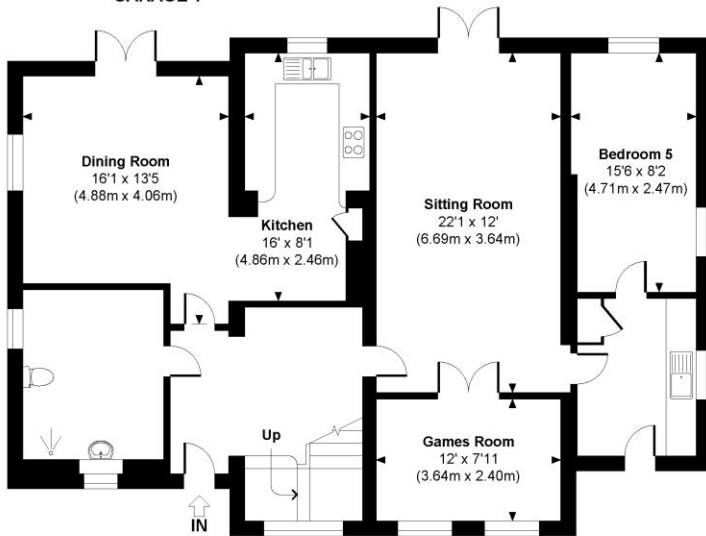
Hobbits

Approximate Gross Internal Area
Main House = 2123 Sq Ft / 197.23 Sq M
Garage = 357 Sq Ft / 33.16 Sq M
Total = 2480 Sq Ft / 230.39 Sq M

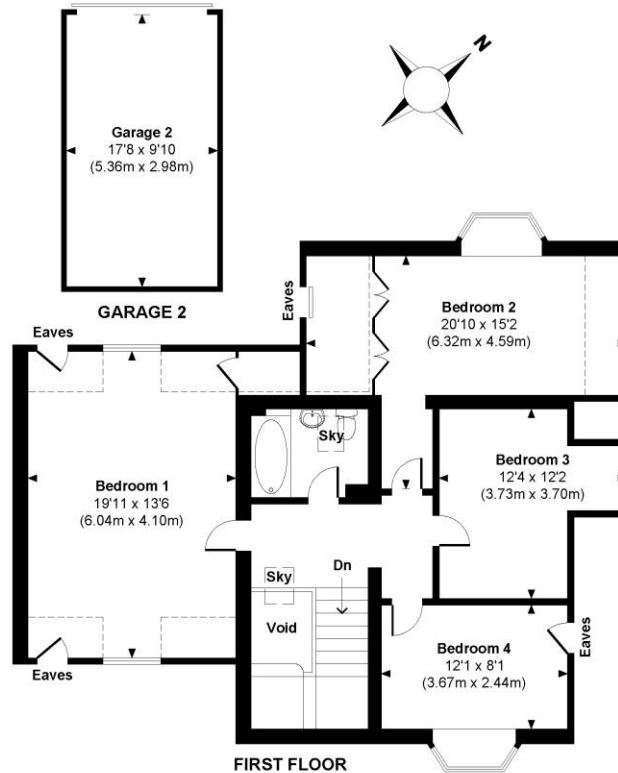
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height but excludes void.



GARAGE 1



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.

Indicates restricted room height less than 1.5m.

Directions

Leave Winchester in a south-westerly direction along Romsey Road, continue straight over the roundabout for Chilbolton Avenue, through two set of traffic lights and at the next roundabout take the second exit signed posted Hursley. Proceed to Hursley and continue through the village - past Poles Lane on your left hand side. The road will start to turn right towards Ampfield and Romsey, take the left hand turning sign posted Chandler's Ford and the house is accessed via the first small lane on the left.

Location

A public right of way links Ladwell to the charming village of Hursley, which lies approximately 4 miles southwest of Winchester and has good local amenities including two public houses, a very well-regarded primary school, post office, shop, local butcher, church and recreation ground. Winchester is easily accessible with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The mainline railway station in Winchester has frequent services to London Waterloo (approximately 55 minutes). The property is situated in the catchment for John Keble Primary and Kings' Secondary School.

COUNCIL TAX: Band F

SERVICES: Mains Electricity and Water. Private Gas and Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach October 24.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Gas Heating.

TENURE: Freehold.

CONSTRUCTION: Standard Construction.

EPC RATING: E

PARKING: Off street parking on driveway and in garage

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

72 High Street, Winchester, SO23 9DA
01962 866 777 | 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

Winkworth

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