



Hazeley Road, SO21 1PX

Winkworth

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## Superb New-Build Home in the Heart of Twyford

An exciting opportunity to acquire an attractive, beautifully finished, new three-bedroom home with well-proportioned living accommodation, well positioned for easy access to the centre of the popular village of Twyford.

A covered porch leads into the welcoming entrance hall with large understairs cupboard and smart downstairs cloakroom leading off. Beautiful Karndean flooring flows throughout the ground floor, connecting the rooms and producing a real sense of space. The stunning sitting room is an excellent size, with a feature bay window to the front, while to the rear lies the superb modern kitchen / dining room which is well-appointed including a range of base and eye level units and plenty of space for a table and chairs. Integrated appliances include double oven, induction hob, washing machine, dishwasher and fridge/freezer. French doors open out onto the rear patio and garden.

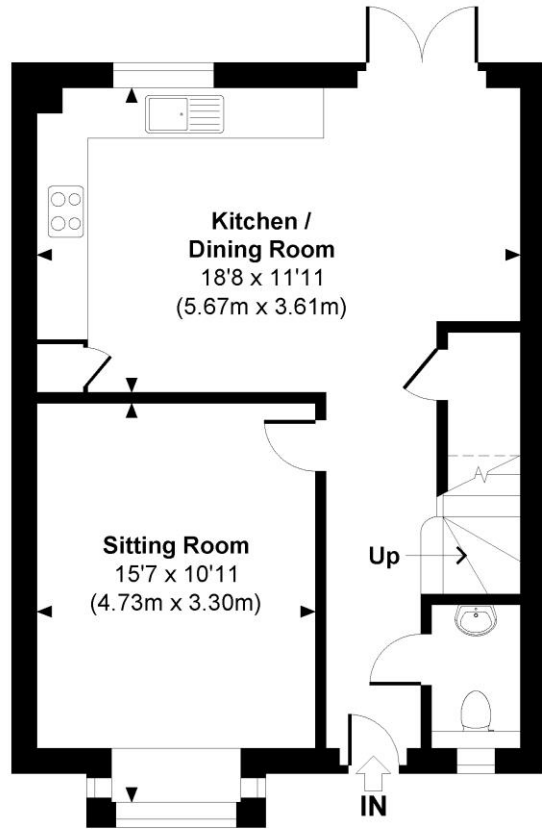
Stairs rise to the first floor where three bedrooms radiate from a central landing. The principal bedroom is a good size and has the advantage of a sleek, contemporary en-suite shower room. Two further bedrooms share the modern family bathroom with bath and shower over.

Outside, the car port provides allocated parking for one vehicle and an EV charging point, with a further allocated parking space to the front of the property. A gate gives side access to the fully enclosed, private rear garden which is mainly laid to lawn with a paved patio area directly behind the property. An energy efficient air source heat pump is located at the rear of the house.

AGENTS NOTES: This is a pair of mirrored properties and internal images may represent the opposing property.



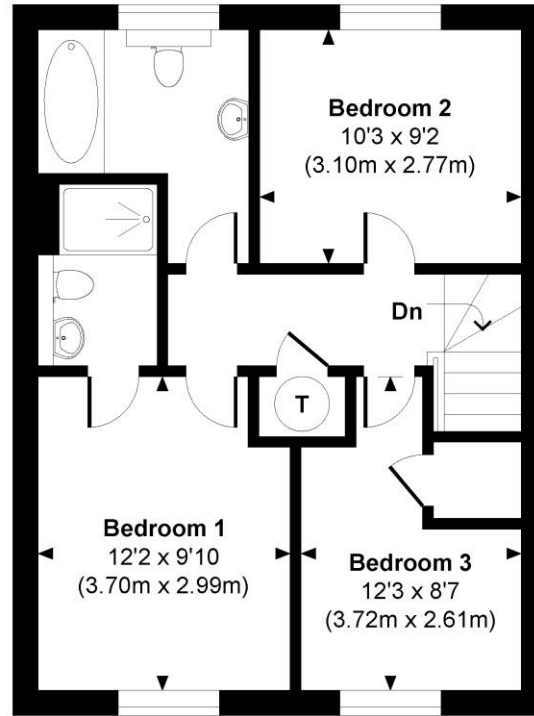




**GROUND FLOOR**

Indicates restricted room height less than 1.5m.

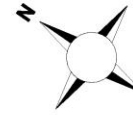
**Robins Nest**  
Approximate Gross Internal Area  
Total = 982 Sq Ft / 91.18 Sq M  
Includes areas with Restricted room height.



**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

From our office on Southgate Street, proceed South onto St Cross Road to the roundabout and take the first exit. At the next roundabout take the first exit. At the traffic lights turn right and proceed under the M3 onto the B3335. Follow this road into the village of Twyford. At the first set of traffic lights turn left into Hazeley Road. Go past the car park for the surgery and pre-school on the left and then turn right, with a pair of semi-detached houses on your right, and continue behind these to the property and parking.

### Location

Hazeley Road is situated in the picturesque village of Twyford, within a short walk of the village shop, two fantastic pubs, a small coffee shop, doctors' surgery, dentist and with easy access to Shawford railway station. The property is also 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 electricity, water and drainage

**Winchester City Council**

**EPC rating:** B

### 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)

**Winkworth**

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