



**Bourne Fields, Twyford, Winchester, SO21 1NY**







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## Wonderful Detached Property in Peaceful Location in Twyford

This handsome, substantial detached home offers that rare combination of wonderful, open countryside views and super, flexible family accommodation thanks to its thoughtful configuration. The house has been sympathetically and cleverly extended to make the most of the natural light and of the far-reaching views over the local countryside.

The ground floor includes a spacious, self-contained annexe with kitchenette and separate shower room, creating a perfect space for overnight guests or for those needing accommodation all at ground floor level. The annexe has the advantage of its own front door meaning it can be accessed without going through the main house if desired.

The welcoming central hallway to the main house has stairs rising to the first floor and has doors through to both the sitting room on one side and to the kitchen at the rear. The heart of the house is the excellent open-plan kitchen/dining and living room, which is a bright, open space - supremely well-designed as both a practical and sociable area for the modern family. The kitchen has been well thought-out and is incredibly user-friendly. There are many integrated appliances including induction hob, microwave, combi-oven, plate warmer, dishwasher, warming drawers and larder fridge. The vaulted ceiling in the family area creates a light-filled space, with large windows overlooking the garden and an attractive wood burning stove providing heat in the colder months. The glazed sliding doors in the dining area offer a myriad of different options to open the room to the patio in warm weather. The main sitting room is a generous, triple aspect space with large windows, a feature wood burner inset within the wall and a sliding door to the rear, opening onto the patio. A very useful utility room leads off the kitchen with space and plumbing for a washing machine and tumble dryer.

On the first floor of the main house, the largest bedroom includes an ensuite and fitted wardrobes. The remaining two bedrooms here are both doubles and there is a family shower room. A door from the kitchen leads through to the later addition to the house, with the aforementioned annexe to one side. Stairs rise from the inner hall to the first floor where the generous principal bedroom has a balcony revealing those lovely views, and an excellent, modern en-suite with bath and separate shower. At the front of the property on this level is another spacious, flexible room that could be used as a family room, study or bedroom.

To the front of the property there is ample off-street parking and a detached car port with store. Side access leads to the attractive private rear garden, which is dotted with mature trees and shrubs, equally well-designed with water feature/pond, garden lights, garden tap and power sockets. A wonderful patio area enjoys the countryside views. There is a substantial workshop/studio accessed from the rear of the house - a great space for a myriad of uses, and a large storeroom is accessed from within. There are house-owned PV solar panels which come with a feed-in tariff generating a yearly income.

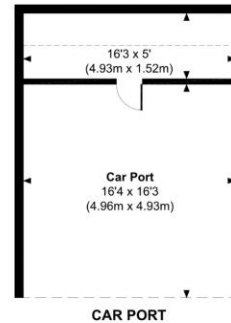
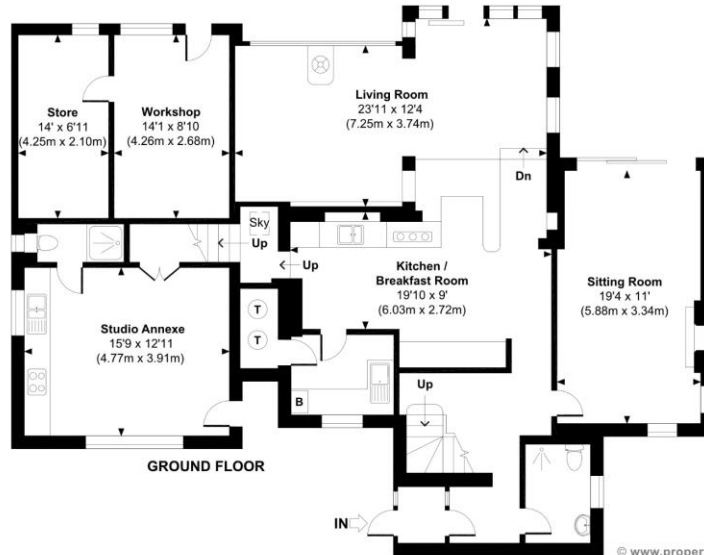
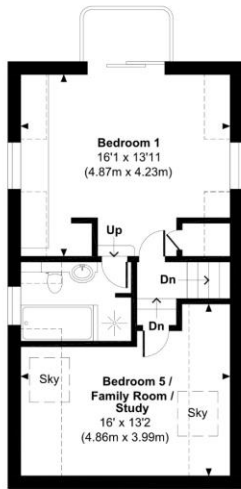
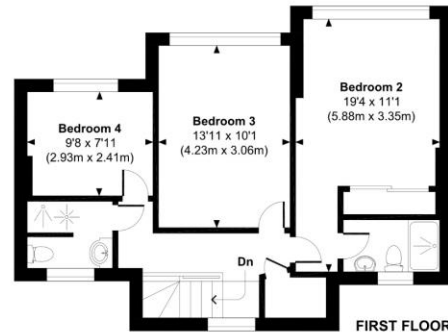






# Eaton House

Approximate Gross Internal Area  
Main House = 2601 Sq Ft / 241.62 Sq M  
Car Port = 351 Sq Ft / 32.59 Sq M  
Total = 2952 Sq Ft / 274.21 Sq M  
Outbuildings are not shown in correct orientation or location.  
Includes areas with restricted room height.



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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.

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### Directions

From central Winchester, 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 the road becomes Cox's Hill, then High Street. Take the second turning on the left-hand side into Bourne Lane. Pass Twyford school on your right-hand side and then turn left into Bourne Fields. Eaton House can be found towards the end of the road on the right-hand side.

### Location

Bourne Fields 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. There are several regular bus routes a short distance from the property. The house is also conveniently located for several 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: G

**EPC rating:** To be confirmed

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

## Winkworth Winchester

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