



**Church Street, Micheldever, SO21 3DB**

**Winkworth**



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## Well-Presented Home in the Heart of the Village

Totalling almost 1,950 sq ft, this well-proportioned detached family home is located in the heart of the popular village of Micheldever. Throughout the property there is an abundance of natural light which is complemented by the pleasing internal décor.

The property is entered via an enclosed porch into a welcoming and spacious entrance hall, giving access to all the principal reception rooms. To the left is the dual aspect sitting room which is an excellent size with windows overlooking the garden and double doors opening onto the patio. The heart of this wonderful home is the impressive kitchen/dining room. The kitchen itself is well appointed and bright with fitted units providing ample cupboard space and integrated appliances including oven, hob, dishwasher and fridge. A double-sided wood burner set within a feature wall divides the space perfectly, creating a superb dining room with bifold doors leading out to the patio. A useful utility room leads off the kitchen with space and plumbing for a washing machine and tumble dryer and the ground floor is completed by a cloakroom off the hallway.

Stairs lead to the first floor landing which gives access to four double bedrooms including the principal bedroom which has the advantage of a superb en-suite with both bath and separate shower. A generous contemporary family bathroom serves the further three bedrooms on this floor.

Outside there is parking on the driveway in front of the house and attached garage. A gate provides access to the side and rear garden which is a combination of paving and lawn with a raised shingle area and shrubs to the rear.

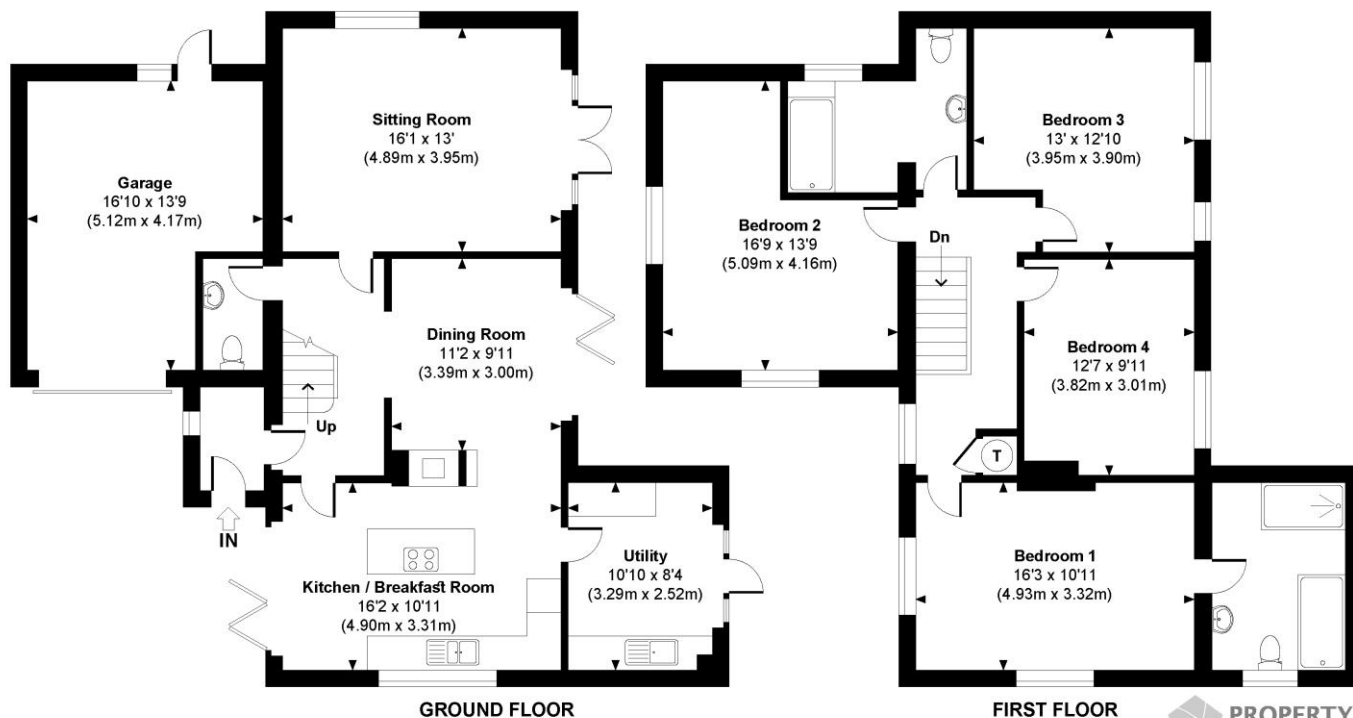






## The Post House

Approximate Gross Internal Area  
Main House = 1743 Sq Ft / 161.95 Sq M  
Garage = 203 Sq Ft / 18.85 Sq M  
Total = 1946 Sq Ft / 180.80 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

Leaving Winchester on Worthy Road, continue onto London Road and join the A33. After the dual carriageway, turn left onto Winchester Road. At the end of Winchester Road turn left onto Duke Street and follow the road to the right as it becomes Church Street. Go past the primary school on the right, past Rook Lane and Dever Close then turn right and the property is opposite the village store, with the driveway along the right-hand side of the car park.

### Location

The property is located in the sought-after village of Micheldever, which benefits from its own local shop, post office, local church and primary school. The village arranges a number of social events put at the village hall, including Christmas fayres and summer fetes. There are many idyllic walks in the village itself and in the surrounding areas. A short distance away is Micheldever Station, which provides a regular train service to London Waterloo, and good road links to the M3, M27, A34, A33 and A303. Winchester City station is also available for a regular service to London Waterloo.

**Tenure:** Freehold

### Services

Mains electricity and water. Oil-fired central heating and private drainage.

**Winchester City Council**

**Council tax band:** C

**EPC rating:** D

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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**Winkworth**

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