



New Cottages, Avington, Winchester, Hampshire, SO21 1DD

Winkworth



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Charming village home in a peaceful rural setting near Winchester

Located in the picturesque village of Avington, just east of Winchester, this semi-detached home enjoys a peaceful rural setting. Surrounded by beautiful countryside, the area offers an idyllic lifestyle with excellent walking and cycling routes. The property dates from the 1930s and offers attractive, well-balanced accommodation over two floors with no forward chain.

The property is entered via a covered porch into a hallway with stairs to the first floor. To the front of the house is a bright and welcoming sitting room with an attractive bay window overlooking the front garden. To the rear, the ground floor opens out into a spacious and light-filled kitchen and dining room, enjoying pleasant views and direct access to the garden via glazed double doors. The kitchen has an array of base and eye-level units with an integral oven and hob. Just off the kitchen is a separate utility area with a WC, an additional sink and convenient side access to the property.

On the first floor, there are three bedrooms, two generous doubles and a well-proportioned single, along with a modern family bathroom fitted with a bath, WC, and basin. The principal bedroom, situated at the front, benefits from garden views, ample floor space, and integrated storage. Stairs led to the second floor, where a charming fourth bedroom offers an ideal space for a home office, creative retreat, or additional family room.

The rear garden is a good size and laid to lawn with hedge and fence borders. There is a very useful storeroom just to the rear of the house, and a garage is in a block beyond the garden.



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Approximate Gross Internal Area
Main House = 1215 Sq Ft / 112.9 Sq M
Store = 102 Sq Ft / 9.5 Sq M
Total = 1317 Sq Ft / 122.4 Sq M
(Excluding Single Garage)



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 at 72 High Street, head north and turn right onto Jewry Street. Continue onto North Walls, then turn right onto Durngate Place. At the roundabout, take the first exit onto Wales Street, which becomes Easton Lane. Follow Easton Lane out of Winchester, continuing onto the B3404. After approximately 2 miles, turn left onto Avington Lane, signposted for Avington. Proceed along Avington Lane, passing Avington Park on your right. Continue into the village, and as the road bends sharply to the left, the property will be on your left-hand side, just around the corner.

Location

Situated in the charming village of Avington, just five miles from Winchester, this property offers a peaceful rural setting with easy access to the A31 and M3. Scenic countryside and riverside walks are on the doorstep, with Avington Park nearby. Winchester provides a wide range of shops, restaurants, and cultural attractions, along with direct trains to London Waterloo in about an hour. Well-regarded local schools are also within easy reach, including Princes Mead, Westgate, and Peter Symonds College.

COUNCIL TAX: Band E

SERVICES: Oil, Mains Electricity, Septic Tank.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach June 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Oil Fired Heating.

TENURE: Freehold.

EPC RATING: D

PARKING: Off street parking on driveway. Garage

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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