



**Downs Road, South Wonston, Winchester, Hampshire, SO21 3EW**

**Winkworth**





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## Contemporary Style in the Heart of South Wonston

This attractive family home offers beautifully appointed contemporary accommodation within a quiet development, set away from the main road in the popular village of South Wonston. The property boasts rooms of excellent dimensions throughout, with a pleasing balance between reception space and numbers of bedrooms, and finished in an attractive, neutral palette of colours - perfect for modern family life.

Two steps lead up to the front door which opens into a wonderful, light hallway stretching through to the rear of the property, passing on one side a super family room with a useful built-in cupboard and a smart downstairs cloakroom. The heart of this property is the stunning kitchen/dining/family space at the rear - a wonderful dual-aspect room with sliding doors out to the patio and garden beyond. There is ample space to create a sitting area here, and plenty of room for a dining table and chairs alongside the sleek, modern kitchen to one side. The kitchen has attractive, fitted, base and eye-level units with integrated appliances including oven, induction hob, dishwasher and fridge/freezer. A useful utility room lies adjacent to the kitchen providing further storage and room for appliances. A door from the utility room leads out to the side giving access to both the front and rear of the house.

Stairs rise to the first floor where three bedrooms radiate from the central landing. The principal bedroom has the advantage of its own dressing room and a stylish en-suite shower room. A contemporary family bathroom with bath and shower over completes the accommodation on this floor.

Outside there is an appealing frontage providing off-road parking alongside an area of lawn with further off-road parking to the rear. Side access leads round to a patio stretching across the rear of the house immediately outside the doors from the kitchen. The remainder of the garden is laid to lawn and is nicely enclosed by fencing giving a good degree of privacy. A summer house is situated at the end of the lawn providing useful storage for garden furniture and equipment.

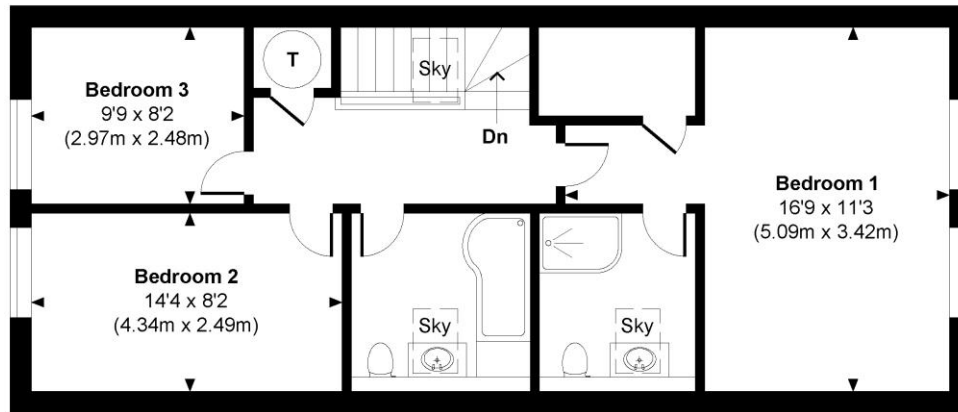




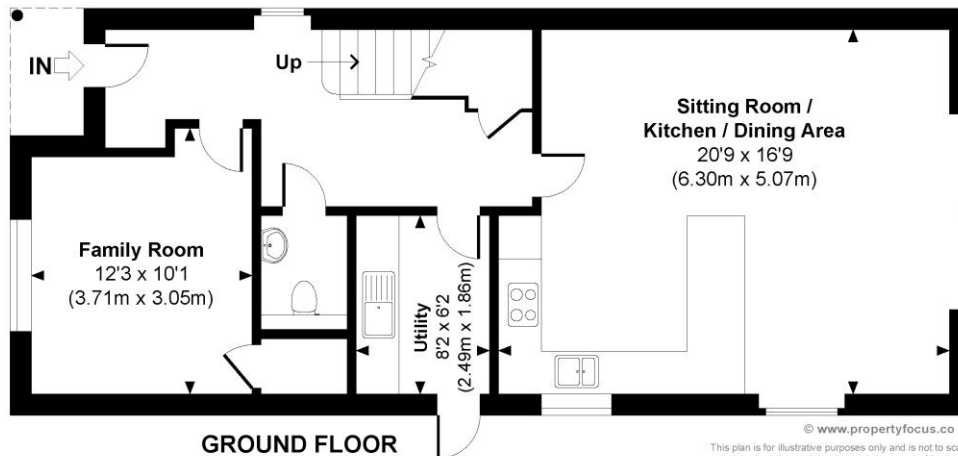
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### Downs Road

Approximate Gross Internal Area  
Total = 1390 Sq Ft / 129.17 Sq M



FIRST FLOOR



GROUND 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.

### Directions

Leave Winchester on Andover Road (B3420) and follow this road to the roundabout. Turn right sign posted for Sutton Scotney and at the next roundabout turn right for South Wonston and Sutton Scotney. Proceed along this road and turn right onto Downs Road. The property is located on the left-hand side after you have passed the village hall on your right.

### Location

Downs Road is located in the popular village of South Wonston, approximately 6 miles from the City of Winchester, and 5 miles from Micheldever, both with fast rail links to London Waterloo in approximately 55 minutes. Winchester has a wide selection of amenities, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. There is easy access to the M3 motorway, A34 and A303. The village of South Wonston has a well-regarded Primary school as well as a village shop and post office.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: E

**EPC rating:** B

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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