

Southdown Cottage, Shawford, Hampshire



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Hampshire

This delightful property, built in 1932 and set within 1.18 acres is entered via an impressive hallway, with oak panelling, oak flooring and bannisters and oak French doors which open onto the veranda. Throughout the house are leaded light windows with Everest secondary double glazing and original waxed and polished pine doors. The ground floor comprises a traditional bespoke breakfast kitchen with granite worktops, a 4 oven Aga, a combined microwave/oven and an induction hob as well as a walk-in pantry. Adjacent to the kitchen is a very large utility room, offering plenty of storage with space for two washing machines, a tumble dryer, a large fridge/freezer combination and a fitted cloaks cupboard. Further matching floor to ceiling storage cupboards and units are found in a room linking the kitchen to the hall. There is a dining room with a working fireplace and superb views over the garden, a cloakroom, a sitting room off the kitchen with built in storage cupboards and bookshelves which could be used as a family room, and a drawing room with double aspect windows and with a Jetmaster open fire set within an Adams-style fireplace. The first floor comprises five generously sized bedrooms. The principal bedroom has built in wardrobes, superb views over the extensive front garden and a recently refurbished en-suite bath/shower room with underfloor heating and high quality Duravit fittings and Porcelanosa tiles. The guest suite also has an en-suite refurbished at the same time and to a similar style. There are two further double bedrooms, all with views over the front garden, a single bedroom and a shower room. For Sale Freehold





Outside

The house is approached via a long driveway alongside a beautifully maintained and expansive lawn which was originally laid out and used as a tennis lawn and which is now a striking feature of the property. An elegant veranda, located at the front of the house, with extensive views over the lawn and gardens, is regularly used for outside entertaining and dining. A separate single garage has covered access from the house. The gardens are very private, the front garden being south-facing, while the large back garden contains an outdoor heated swimming pool, refurbished to a high standard and provided with its own pool chalet.







Location

The house is located in Shawford, a sought after village to the south of Winchester in the Itchen Valley. It has a pub, a mainline railway station and a hairdresser. The nearby village of Twyford has a post office/store with adjoining restaurant, two pubs, a hairdresser, doctor's surgery and dental practice. The cathedral city of Winchester provides a more extensive range of amenities and there are direct trains to London Waterloo from both Shawford (0.7 miles/79 mins) and Winchester (4.2 miles/58 mins). Southampton Airport 5.9 miles (times & distances approximate).

Compton Primary and Kings' Secondary are the catchment area schools. There are a range of independent schools in the area including the renowned Twyford Prep School, Winchester College, St Swithun's, Prince's Mead and The Pilgrims' School, as well as Peter Symonds Sixth Form College in Winchester.





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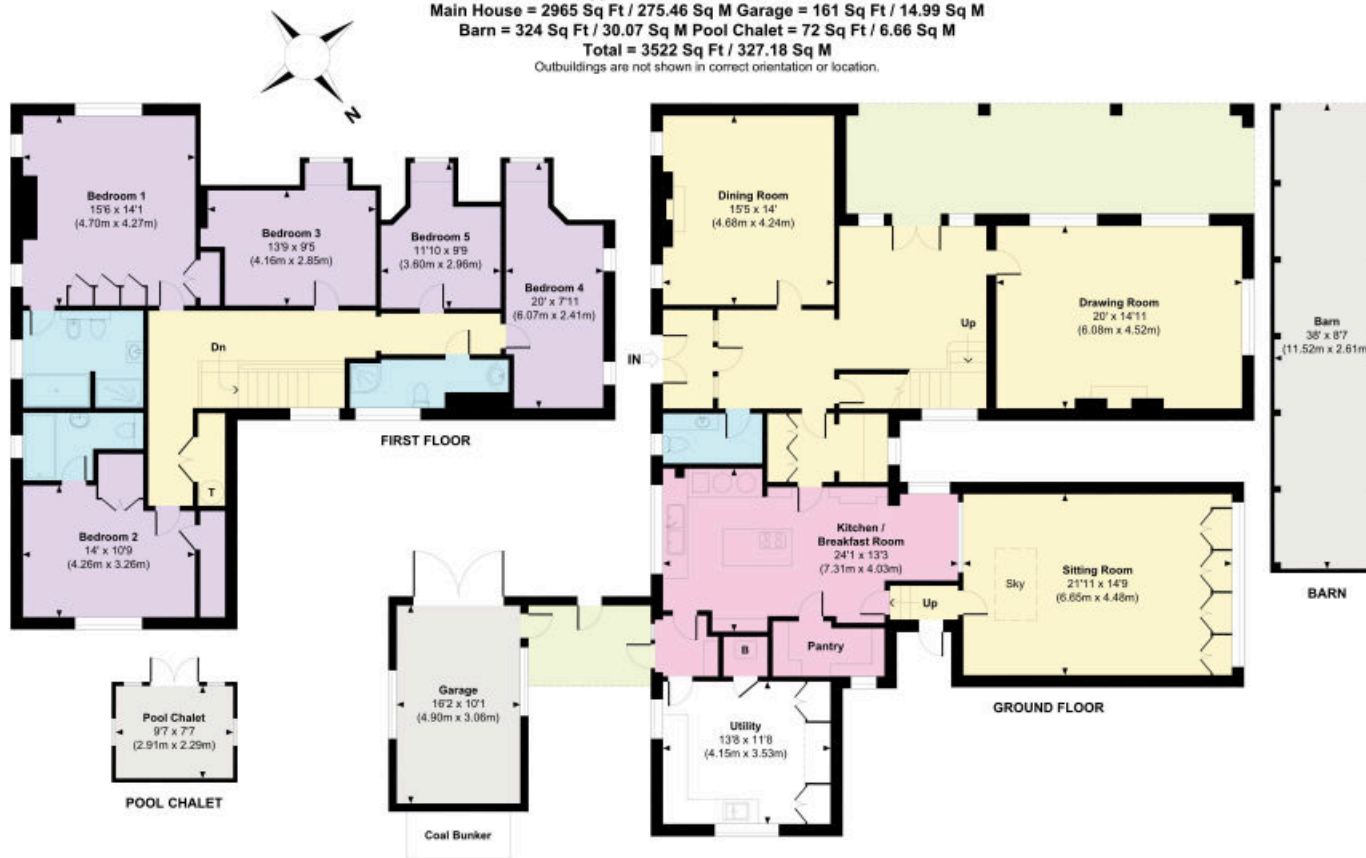
Approximate Gross Internal Area

Main House = 2965 Sq Ft / 275.46 Sq M Garage = 161 Sq Ft / 14.99 Sq M

Barn = 324 Sq Ft / 30.07 Sq M Pool Chalet = 72 Sq Ft / 6.66 Sq M

Total = 3522 Sq Ft / 327.18 Sq M

Outbuildings are not shown in correct orientation or location.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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