



THE GRANARY, CRAWLEY  
Winchester, Hampshire



# CRAWLEY, WINCHESTER

The current owners have recently undergone a schedule of works to refurbish and extended the property to create a flexible, open-plan living space ideal for a family or entertaining, all of which is finished to the highest of standards.



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Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,600,000



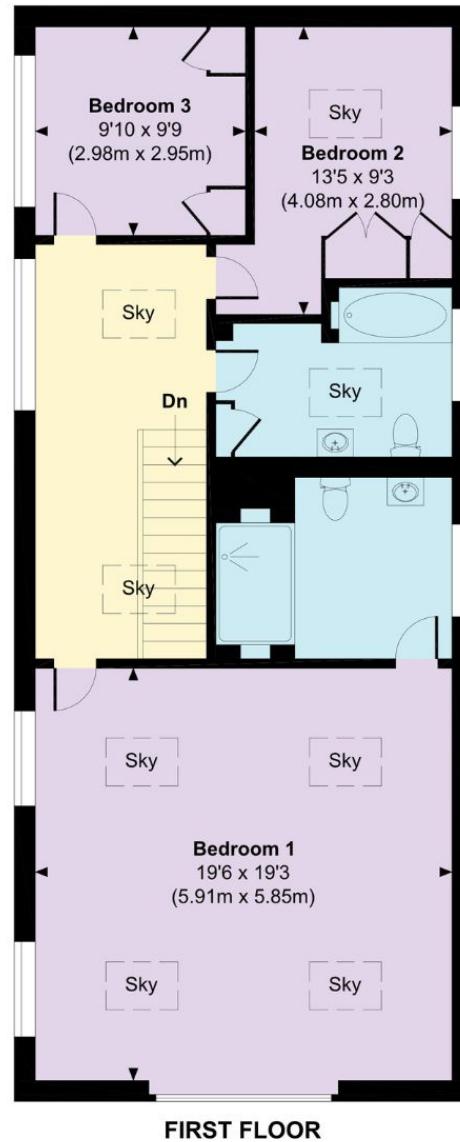
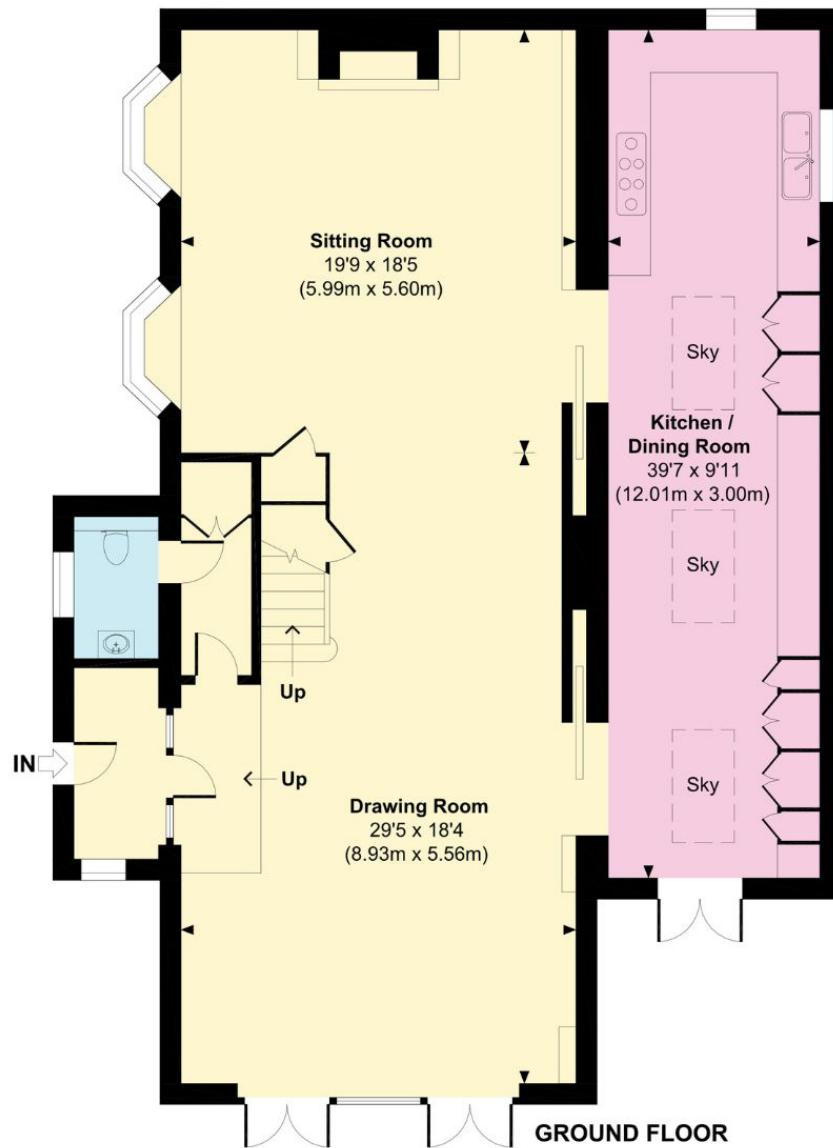
A CONTEMPORARY, HIGHLY REFURBISHED FAMILY HOUSE LOCATED IN THE SOUGHT-AFTER VILLAGE OF CRAWLEY.

A brick and flint entrance hall welcomes you into the property. Leading into a modern drawing room with double French doors out to the garden terrace. Flowing into the sitting room, featuring two bay windows and an impressive centre fireplace. Double sliding doors provide access into the open plan and newly fitted kitchen, which has been recently extended to create a contemporary dining room with skylights and French doors out to the garden. A downstairs cloakroom and storage cupboards complete the rest of the ground floor. The property's first floor features a large principal bedroom with a dual aspect view, vaulted open beam ceiling and a well-appointed en suite shower room. Additionally, there are two further bedrooms and a beautiful family bathroom. The property's private, gated driveway has ample parking. The south-facing rear garden, with a garden studio ideal for a home office. Mostly laid to lawn with mature trees and laurel creating privacy and a garden terrace.









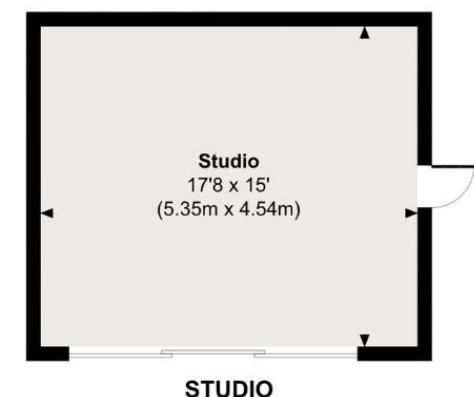
# The Granary

### Approximate Gross Internal Area

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**Main House = 2404 Sq Ft / 223.34 Sq M**

**Studio = 262 Sq Ft / 24.29 Sq M**

**2666 Sq Ft / 247.63 Sq M**  
Outbuildings are not shown  
in correct orientation or location.



Approximate Gross Internal Area = 247.63 sq m / 2666 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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