



**13 ORCHARD ROAD**

South Wonston, Winchester, Hampshire, SO21 3EX

**Carter Jonas**

## 13 ORCHARD ROAD, SOUTH WONSTON, WINCHESTER, HAMPSHIRE, SO21 3EX

- Four bedrooms
- Open plan kitchen, dining/sitting room
- Orangery
- Shepherds hut
- Two bathrooms
- EPC Rating C

### DESCRIPTION

The property opens into an inviting and wonderfully bright entrance hall, thoughtfully arranged with bespoke built in storage. The ground floor offers excellent flexibility, comprising two well-proportioned rooms with fitted wardrobes - ideal as bedrooms, reception spaces or a combination to suit individual needs. A contemporary shower room on this level enhances the practicality of the layout, particularly for family living or hosting guests.

At the heart of the home lies a striking open plan kitchen, dining and living area, beautifully extended to create a superb space for modern living. This impressive room flows seamlessly into a stunning orangery, where expansive bi fold doors frame views of the garden and open the room to the outdoors. Filled with natural light, throughout the day, it provides an exceptional setting for entertaining, relaxing or enjoying everyday family life.

Upstairs, the generous accommodation continues with two double bedrooms, each enjoying Juliet balconies that capture unspoilt views across open fields towards St Catherine's Hill. The principal bedroom is complemented by a stylish en-suite, while oak doors and flooring create a refined and cohesive finish throughout the property.

**POSITIONED IN A QUIET CUL DE SAC IN THE CENTRE OF SOUTH WONSTON, THIS IMPRESSIVE FOUR-BEDROOM FAMILY HOME ENJOYS THE IDEAL BLEND OF PEACEFUL VILLAGE LIVING AND CONVENIENT ACCESS TO NEARBY AMENITIES.**



## OUTSIDE

Externally, the property offers excellent kerb appeal, with ample driveway parking and a private, south-facing rear garden designed to make the most of the sunshine. From morning coffee on the decking to evening barbecues with friends, the garden provides a delightful backdrop for outdoor living. A detached garage offers secure storage or parking, while the charming shepherd's hut presents a wealth of possibilities as a home office, creative studio, or gym.

## LOCATION

South Wonston is a thriving village about 5 miles to the north of Winchester. It has a strong community ideal for families with its nursery school, primary school, recreation grounds. South Wonston Primary School is approximately 0.4 miles away which is rated good by Ofsted (2024). Further facilities include a doctor's surgery, church, village hall, shop/post office and The Drove for walking into countryside. It is also well situated for transport in all directions being conveniently close for access to the M3/M27 and A34/A303.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage Gas central heating.

**Local Authority:** Winchester City Council

**Council Tax:** Band D

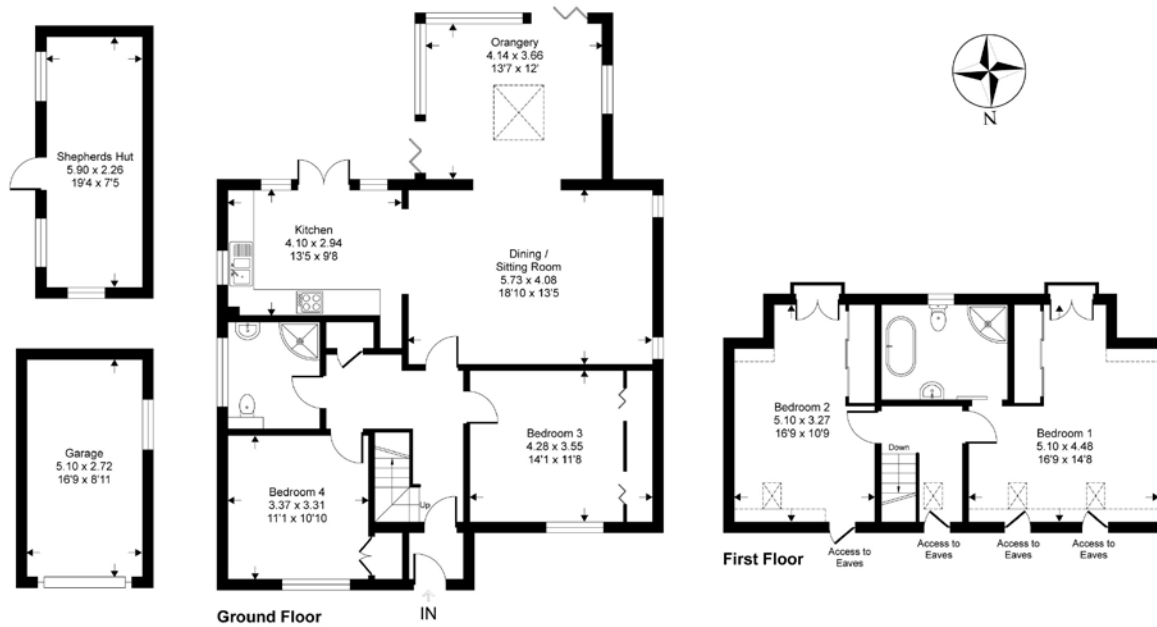
**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.





## Orchard Road, SO21

Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft  
 Approximate Garage Internal Area = 13.8 sq m / 149 sq ft  
 Approximate Outbuilding Internal Area = 13.2 sq m / 143 sq ft  
 Approximate Total Internal Area = 174.7 sq m / 1882 sq ft  
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
 Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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