

PARK LANE
Twyford, Winchester, Hampshire, SO21

Carter Jonas

PARK LANE, TWYFORD, WINCHESTER, HAMPSHIRE, SO21

A CHARMING PERIOD COTTAGE OFFERING WELL-BALANCED ACCOMMODATION ARRANGED OVER THREE FLOORS, COMPLEMENTED BY A CELLAR AND A DELIGHTFUL GARDEN ROOM.

- Sitting room
- Kitchen
- Garden room
- Two double bedrooms
- Family bathroom
- Second-floor attic room
- Cellar
- Sought-after village location
- Grade II Listed
- EPC rating D



DESCRIPTION

The property is entered via a welcoming porch which opens into a generously proportioned sitting room, providing an attractive principal reception space with views to the front. To the rear, the kitchen is fitted with a range of units and enjoys direct access through to a wonderful garden room, creating an ideal space for dining, entertaining and enjoying views of the garden throughout the seasons. Further enhancing the property is a useful cellar, offering valuable storage space.

The first floor comprises two well-proportioned double bedrooms, served by a family bathroom. A staircase rises to the second floor where a versatile attic room provides excellent additional accommodation, suitable for a home office, hobbies room or occasional guest space, subject to a purchaser's requirements.

OUTSIDE

The property enjoys a private and enclosed rear garden, thoughtfully arranged with raised brick planting beds and offering an excellent blank canvas for further landscaping. Predominantly laid to patio and borders, the garden provides a peaceful outdoor setting with ample space for entertaining, al fresco dining, or creating a more established planting scheme.

LOCATION

Situated in the highly regarded village of Twyford, the property enjoys an enviable position within easy reach of Winchester city centre and the wider South Downs countryside. The village offers a range of everyday amenities including a village shop, café, public house and active community hall, together with the popular Hunters Park and neighbouring allotments immediately to the rear, providing attractive green surroundings and opportunities for recreation. Schooling is particularly well catered for, with Twyford St Mary's Church of England Primary School approximately 0.4 miles away and the highly regarded Kings' School, Winchester, approximately 2.5 miles away. Shawford railway station lies around 1 mile distant, offering direct services to Winchester, Southampton and London Waterloo, while convenient access to the M3 makes the location ideal for commuters.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains water, electricity, drainage and gas central heating.
Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.
Local Authority: Winchester City Council
Council Tax: Band D
What3words: vets.hike.windy
Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

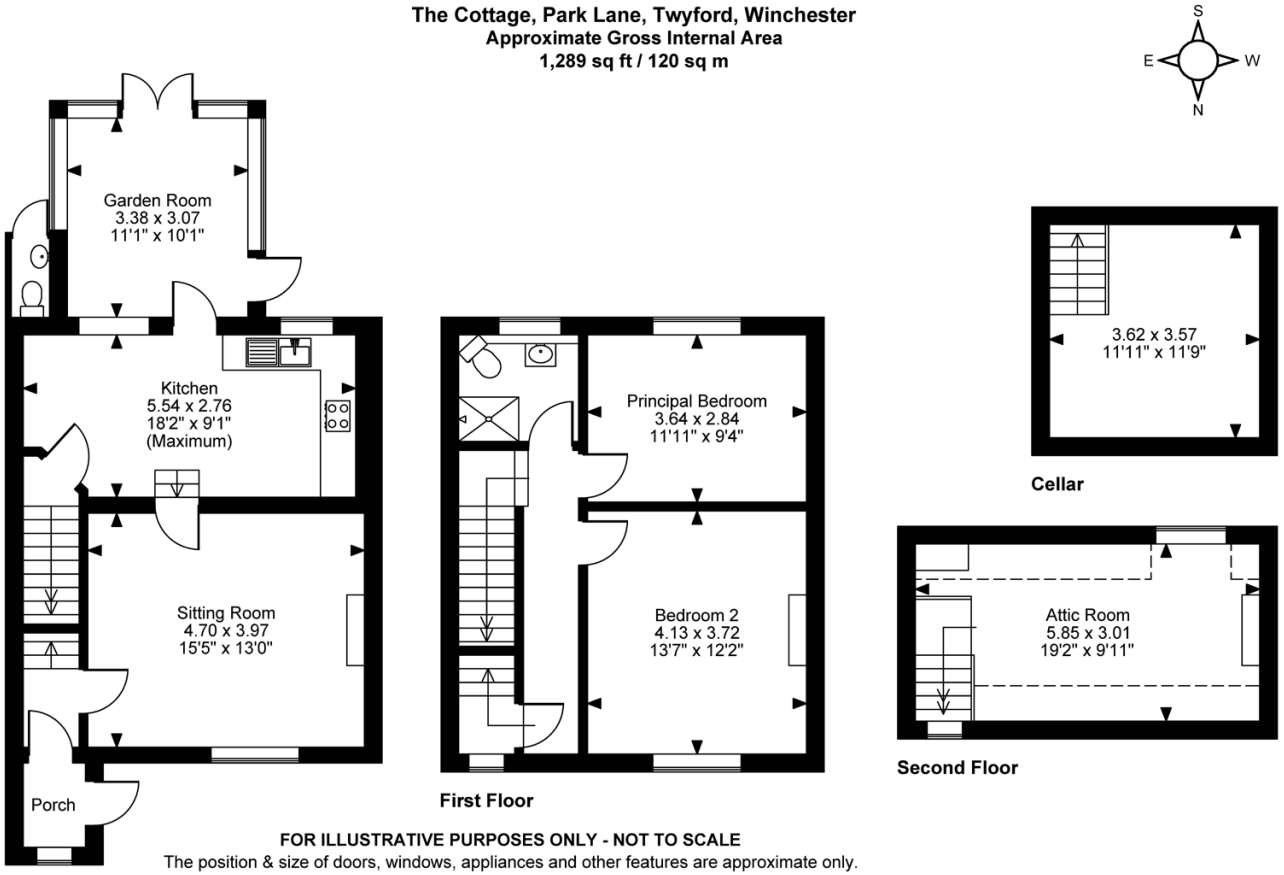








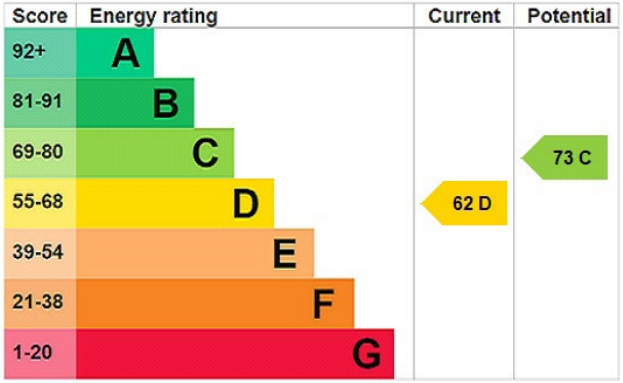
The Cottage, Park Lane, Twyford, Winchester
Approximate Gross Internal Area
1,289 sq ft / 120 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8703124/SMJ







Office 01962 842742
winchester@carterjonas.co.uk
3 Royal Court, Kings Worthy, Winchester, SO23 7TW

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION
These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.