



PARK LANE

Twyford, Winchester, Hampshire, SO21

Carter Jonas

PARK LANE, TWYFORD, WINCHESTER, HAMPSHIRE, SO21

- 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.

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



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

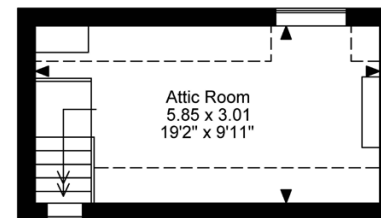
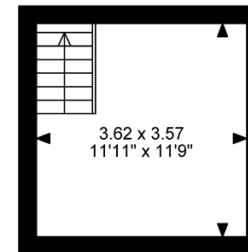
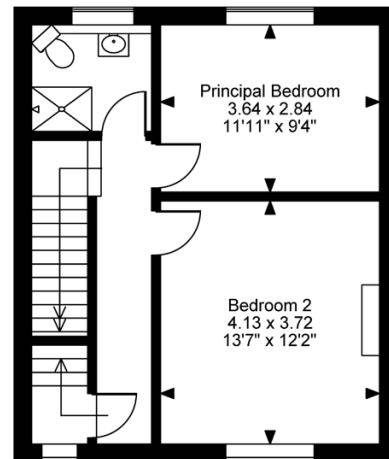
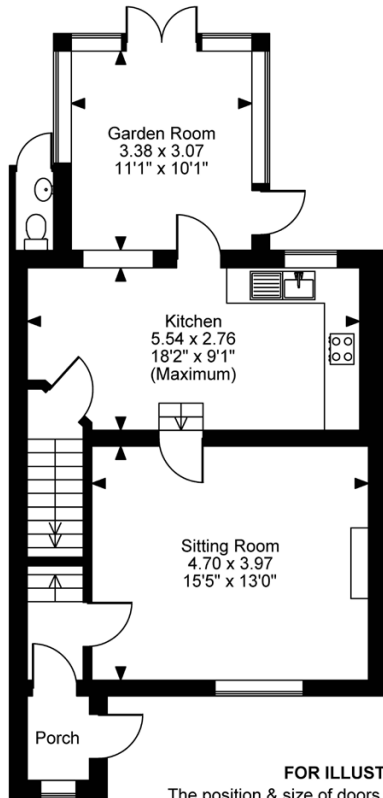
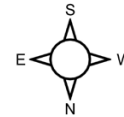
Council Tax: Band D

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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