



OVERTON ROAD

Micheldever Station, Winchester, Hampshire, SO21

Carter Jonas

OVERTON ROAD, MICHELDEVER STATION, WINCHESTER, HAMPSHIRE, SO21 3AN

- Four bedrooms • Sitting room • Kitchen • Dining room
- Conservatory • Utility room • Garage • Garden
- EPC rating E

DESCRIPTION

The ground floor is arranged around a welcoming central hallway, providing access to a generous dual-aspect sitting room with adjoining conservatory, creating an excellent family and entertaining space overlooking the garden. A substantial kitchen enjoys ample room for everyday dining and is complemented by a separate utility room. The property further benefits from a large formal dining room, ideal for hosting, alongside two ground-floor bedrooms which offer flexibility for guest accommodation, home working or multi-generational living. A family bathroom and additional cloakroom facilities complete the ground floor. The first floor provides a private bedroom suite arrangement, comprising a generous principal bedroom, a further double bedroom, and a well-appointed family bathroom. A lower-level storage area is accessed from the first-floor landing, offering useful ancillary space.

OUTSIDE

The property enjoys a wonderfully mature and private rear garden, thoughtfully arranged to provide both attractive outdoor entertaining space and productive kitchen-garden areas. A raised timber deck creates a delightful setting for al fresco dining beneath a vine-covered pergola, complete with an outdoor fireplace/barbecue. Beyond, the garden extends to a generous level lawn bordered by established shrubs, flowering beds and mature trees. Keen gardeners will appreciate the extensive vegetable plots, raised beds, greenhouse and timber garden stores. The property further benefits from a single garage and driveway parking.

CHARMING FOUR BEDROOM FAMILY HOME IN THE SOUGHT-AFTER VILLAGE OF MICHELDEVER STATION. OFFERING OVER 2,260 SQ FT OF VERSATILE ACCOMMODATION, GARAGE AND DELIGHTFUL GARDENS, ALL WITHIN EASY REACH OF WINCHESTER AND MAINLINE RAIL LINKS TO LONDON WATERLOO



LOCATION

Situated in the popular village of Micheldever Station, the property enjoys a convenient setting just 0.7 miles from the mainline railway station, offering direct services to London Waterloo in approximately 62 minutes, making it ideal for commuters. The historic city of Winchester is approximately 8 miles away, providing an excellent range of shopping, dining, leisure and educational facilities. The area also benefits from easy access to the A33, A34 and M3, offering excellent links to Basingstoke, Southampton and London.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity and water. Septic tank. Oil central heating, LPG for the cooker, wood burner and upstairs central heating.

Local Authority: Winchester City Council

Council Tax: Band E

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

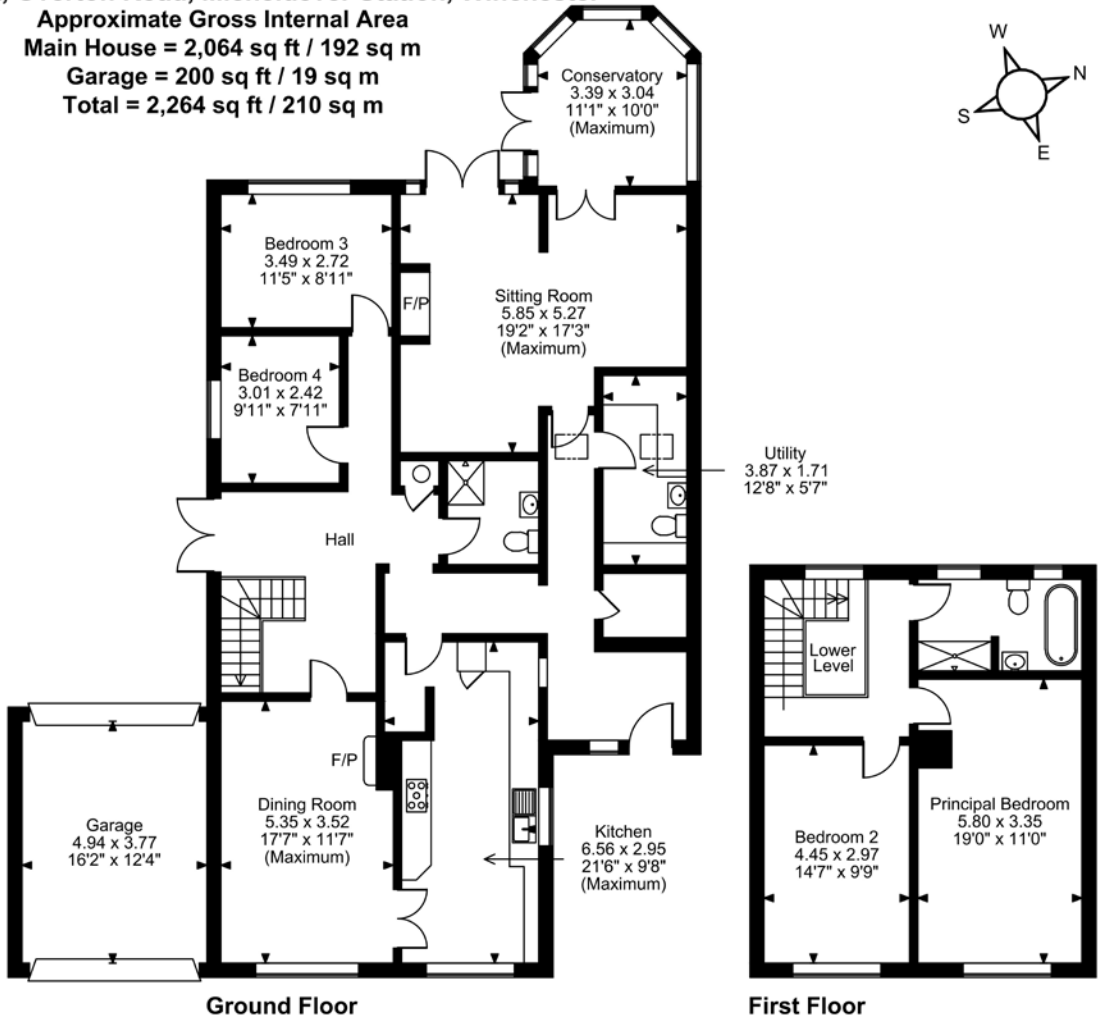
Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

What3words: lends.apartment.pulses



Wild Harvest, Overton Road, Micheldever Station, Winchester

Approximate Gross Internal Area
Main House = 2,064 sq ft / 192 sq m
Garage = 200 sq ft / 19 sq m
Total = 2,264 sq ft / 210 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	52 E	
21-38	F		
1-20	G		

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