

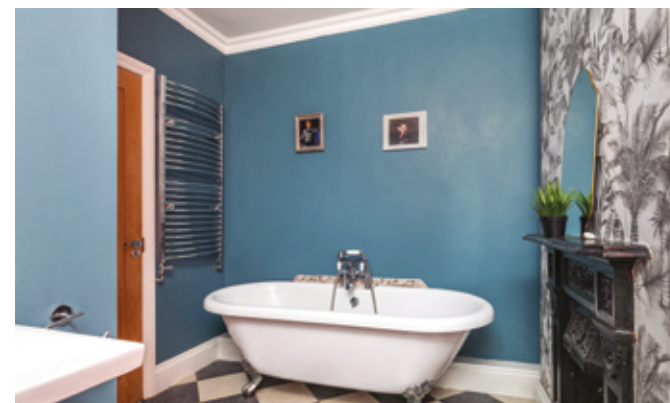


Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

MONTROSE | BEGGARS DROVE | SUTTON SCOTNEY | WINCHESTER

Guide Price £650,000

3 2 4



Delectable and Delightful

Montrose is an attractive Victorian property that exudes beautiful, elegant period features. It has been extended to maximise the floor plan and provides three floors of accommodation, boasts over 1900 Sq ft. Ideal for anyone who desires character and comfort with extensive well designed room space.

This property welcomes you into an entrance hall that leads to a sumptuous, stunning sitting room which floods with natural light from an appealing bay window. Focal points being an alluring period fireplace, an elegant ceiling rose and period, decorative cornicing. The house continues to please with an extensive dining room/kitchen which is ideal for both family living and entertaining, with a light and airy feel with doors opening onto to the pretty patio area. The kitchen benefits from the luxury of underfloor heating. Beyond the kitchen there is a useful utility space and cloakroom. In the additional extension there is a large, spacious family room with a high ceiling and Velux windows that create an open, warm and joyful ambience. There is also a functional study/office overlooking the front aspect.

The first floor continues to impress with two double bedrooms, the spacious front principal bedroom has an array of fitted wardrobes and an appealing period fireplace with an attractive en suite shower room and provides lovely far reaching views of open countryside. Bedroom three is another good sized room with a fitted wardrobe with another splendid period fireplace. The superb family bathroom has a three-piece suite including a stunning roll top bath.

The second floor comprises another lovely spacious bedroom with three Velux windows with plenty of useful eaves storage.

OUTSIDE

The property is set back behind a low-level picket fence with a garden gate to the front door. The large, sunny secluded rear garden with terrace is a wonderful zen space for calm and relaxation as well as for entertaining and alfresco dining. There is also a spacious studio that offers one even more versatile space and a practical and useful store room behind. There is off-road parking to the rear of the property for three cars.



LOCATION

Montrose is situated on a 'no through' lane and offers easy access to the sought-after villages of Sutton Scotney and Wonston. Sutton Scotney has a good range of amenities including a shop/post office, public house, doctors' surgery, village hall. Wonston is a highly desirable village with the Wonston Arms which is a thriving local pub and a parish church, surrounded by beautiful countryside.

The village lies on the river Dever, which is a tributary of the River Test. The cathedral city of Winchester, with its extensive range of educational, recreational and retail facilities, is within easy reach.

It is perfectly located for access on to the A34, the A303 and the M3, with London and Oxford to the north and links to the south coast, Southampton International Airport and the west country. Micheldever Station, just 4 miles away, offers direct services to London Waterloo (55 minutes).

KEY INFORMATION

- An attractive Semi detached period property with period features
- Boasts 1900 Sq ft
- Three double bedrooms
- Family bathroom
- Study/office
- Home studio
- Off road parking for Three cars
- Garden with Sunny Aspect
- Underfloor heating
- Beautiful Countryside views

PROPERTY INFORMATION

Private drainage system (shared septic tank) between three properties. £58 per household is paid every three months. There is a £50 per annum voluntary contribution to the upkeep of Beggars Drove.

The rear driveway is approached over a shared access. The parking area is private and owned by Montrose. Oil fired central heating.

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band E

EPC – E

Approximate Gross Internal Floor Area
1605 sq ft / 149.2 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 80 sq ft / 7.4 sq m
Store = 31 sq ft / 2.9 sq m
Studio = 213 sq ft / 19.8 sq m
Total = 1929 sq ft / 179.3 sq m

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.

- Bathroom / En Suite
- Bedroom
- Kitchen
- Reception Room
- Other Areas



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Winchester, Hampshire | t.01962 678478 | m.07572 511114

e.toby@tobygullick.com | www.tobygullick.com