




# Down End

Bourne Lane, Twyford, Nr Winchester



BNP PARIBAS GROUP 

## A cherished family home with 3.48 acres, tennis court & outbuildings

Down End is a detached home of 2,813 sq ft, in an elevated position in the popular village of Twyford. It has been in the same ownership for some 30 years and has been updated and improved over the years, and is now ready for the next chapter.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE & OUTBUILDING**



**3.48 ACRES**



**FREEHOLD**



**TWYFORD**



**2,813 SQ FT**



**GUIDE PRICE  
£1,850,000**



### The property

Down End has been a superb family home for the last 30 years. It sits in a peaceful position in the village of Twyford and offers an exceptional opportunity to create your dream country home. Generously proportioned with lots of character, the property has evolved with the current owners and is now ready for its next chapter.

The house provides light filled living spaces and a layout that offers flexibility. The ground floor comprises a welcoming and sizeable entrance hall from which the sitting room and dining room are accessed. The sitting room is a lovely double aspect room with a large bay window, hardwood flooring, double doors out onto a veranda. There is a central fireplace with a wood burning stove making this a cosy space in the winter. The dining room is another bright room, which overlooks the garden. Adjacent to the dining room is a useful study. A door leads through to a butler's kitchen, scullery and walk in larder and utility room – fantastic practical spaces, before entering the kitchen/breakfast room which has

a central 2 oven Aga and built in dresser. Steps lead down from here into the family room, which has vaulted ceilings and exposed brick work and double doors at either end of the room, out onto the terrace. There is also a discreetly positioned wine cellar accessed from here. A cloakroom and a separate wet room complete the accommodation on the ground floor. A solid oak staircase leads up to a half landing with a lovely seating area with built in storage underneath. The landing provides access to the five bedrooms, three of which are dual aspect. There is a family bathroom and a separate cloakroom.

### Outside

The house sits in beautiful gardens and grounds which extend in all to about 3.48 acres. To the front of the house is a gravel driveway with ample parking for several vehicles. There is a large double garage here with workshop and storage space, along with a further tractor store and workshop. The grounds have been planted with a wide range of specimen trees and carefully looked after to organic standards ensuring an abundance of wildlife.



There is well established vegetable garden, along with fruit cage and an orchard. Throughout the gardens there are seating areas and summer houses from which to enjoy the peaceful setting. Surrounded by mature trees and the wildflower planted paddock is a well maintained full sized tennis court.

### Outside

Twyford is widely regarded as one of the area's most sought-after locations. The attractive village amenities include a Post Office/store, cafés, surgery, public houses and is home to the renowned Twyford Preparatory School as well as St Mary's CofE primary school. Neighbouring Shawford has a station with rail links to London Waterloo in 1 hour. More comprehensive facilities can be found in the beautiful Cathedral City of Winchester, approximately 3.5 miles away which offers excellent cultural, educational, and leisure facilities including a theatre, cinema and a wide range of shopping amenities. There is also very easy access to the M3.



### Distances

- Winchester City Centre 3 miles
- Bishop's Waltham 8 miles
- Southampton 11 miles

### Nearby Stations

- Shawford 1.3 miles
- Winchester 4.5 miles

### Nearby Schools, Colleges and Universities

- Owslebury Primary School
- The Westgate School
- Peter Symond's Sixth Form College
- Winchester College
- St Swithun's School
- Prince's Mead Prep School
- Twyford Prep School
- King Edward VI School
- Winchester University
- Winchester School of Art
- University of Southampton





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 2,813 sq ft (261 sq m)  
Double garage internal area 248 sq ft (32 sq m)  
Outbuildings internal area 737 sq ft (68 sq m)  
Total internal area 3,898 sq ft (68 sq m)  
For identification purposes only.

## Directions

Post Code SO21 1NX

what3words: ///waving.area.taken

## General

Local Authority: Winchester City Council

Services: Mains water, gas and electricity. Private drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

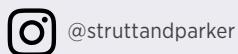
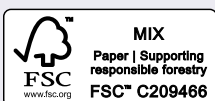
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