





Merryways


Main Road, Owslebury, Nr Winchester


Superb detached village house with gorgeous gardens


Merryways has been lovingly renovated and reconfigured over the last 10 years to provide a well proportioned home, which sits discreetly in about 0.30 acres of gardens. The house is in the middle of the popular village of Owslebury, in the South Downs National Park, but with Winchester close by.


**3 RECEPTION ROOMS**


**4-5 BEDROOMS**


**3 BATHROOMS**


**GARAGE**

**0.3 ACRES**

**FREEHOLD**

**VILLAGE**

**3166 SQ FT**

**GUIDE PRICE
£1,400,000**



The property

Merryways is presented to a very high standard, having been completely reconfigured and renovated by the current owners. It now provides generous accommodation which extends to in all 2937 sq.ft (272 sq m), over two floors. Entrance is through a welcoming parquet floored hall from which emanate a study, built-in coat cupboard, pantry, kitchen, dining room, china pantry and shower room. The study was created to work as a fifth double bedroom, should the need arise: extra power points are fitted; the existing cupboard translates quickly into a wardrobe. The kitchen/breakfast room, is lovely and bright with a south, south easterly facing aspect which overlooks the garden at the rear of the house, (as do dining and sitting rooms and conservatory). These rooms all benefit from the beautiful view over the garden and countryside beyond. Plenty of work surfaces are provided over the generous shaker style kitchen units, which incorporate two integrated fridges, a range cooker and a dishwasher. There is space for a dining table. French doors open onto the terrace and garden. Small double doors open into the more formal dining

room. Glazed double doors lead into an incredibly light, elegant sitting room, with a wall length display and cupboard unit. Direct access out onto the terrace is via french doors. A wood burning stove is set in an attractive fire place. A door leads to the conservatory. A side door offers a second way to the front of the house through a useful lobby and there is access into the utility room. There is also access into the garage from here. From the lobby a further useful china pantry leads back to the entrance hall. This pantry has a work surface on one side, below illuminated glazed wall storage, cupboards beneath, with full height storage opposite.

On the first floor there is a spacious landing, from which all the bedrooms are accessed. There is a superb principal suite which comprises a generous bedroom with far reaching views, a dressing room with built in wardrobes and a bathroom. There is also an excellent hobby room or additional storage space. There are three further bedrooms and a family bathroom.



Outside

To the front of the house is a large gravel driveway with ample parking for several vehicles and access to the generous garage, which also has an inspection pit. To the rear of the house is a paved terrace providing excellent space for alfresco dining and entertaining. Adjacent to the terrace is a pond in a rockery. Steps lead down on to the lawn which is bordered by thoughtfully planted shrub and herbaceous planting. Through an arch can be found the vegetable garden with a number of raised beds, plus fruit trees, including apple and plum. There is also a greenhouse and garden shed found here.

Location

Merryways is situated within the popular village of Owslebury, in the South Downs National Park. The village benefits from having a primary school, The Ship Inn and a variety of clubs and societies including cricket and football clubs. a twice-weekly post office operates in Owslebury village hall. A village shop/post office can be found in nearby Twyford, along with a doctors surgery. More comprehensive facilities can be

found in Bishops Waltham and Winchester and a variety of supermarkets are within easy reach.

Conveniently located for access to the M3 motorway, to Basingstoke and London, northwards southbound to Southampton, & the Solent via M27, the New Forest and south coast, Portsmouth (including Channel Ferries). As well as the A34 Oxford and the Midlands.

Winchester station (5.7 miles distant) has regular trains to London Waterloo (fastest 60 minutes) and to many major city destinations. The attractive market towns of Bishops Waltham and Alresford are respectively 5 and 9 miles distant.

There are a good selection of schools in the area, Owslebury Primary School feeding into The Westgate School in Winchester and for 6th form the renowned Peter Symonds 6th Form College. Independent schools in the area include Twyford School, Prince's Mead, The Pilgrims' School, St Swithun's, Winchester College, and King Edward VI School in Southampton.



Distances

- Winchester City Centre 6 miles
- Twyford 4.2 miles
- Bishop's Waltham 5 miles

Nearby Stations

- Shawford Station 4.4 miles
- Winchester Station 5.7 miles
- Southampton Airport Parkway 8.4 miles

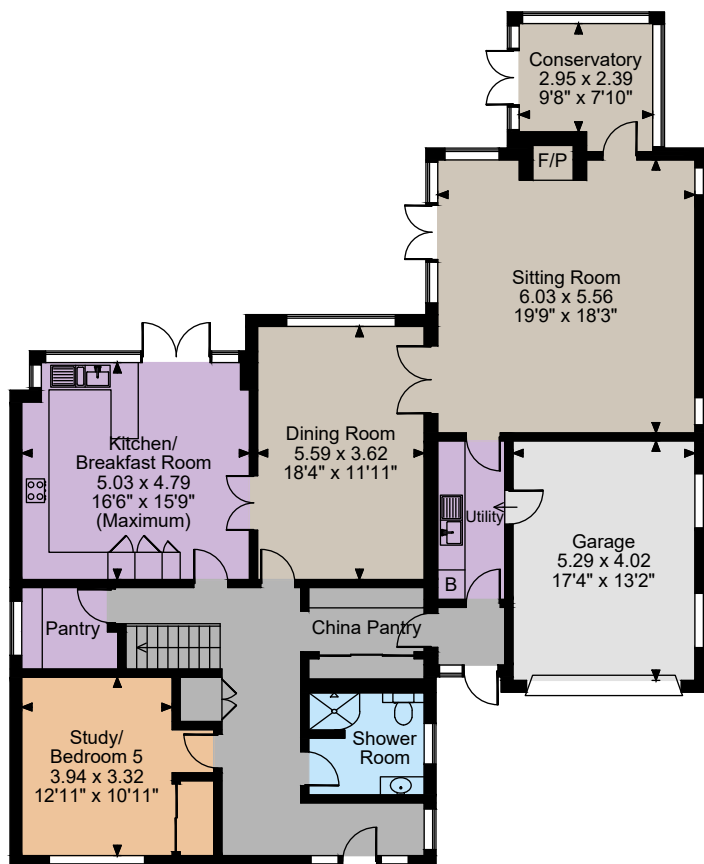
Key Locations

- Twyford Doctors Surgery 4.2 miles
- Twyford Village Stores 4.3 miles
- Winchester Hospital 6.5 miles
- Southampton Airport 8.7 miles
- Heathrow Airport 56.7 miles

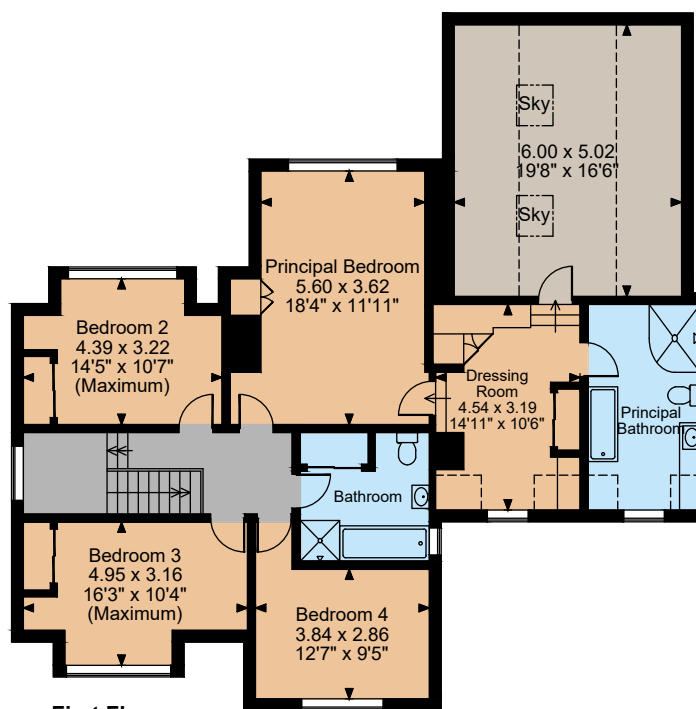
Nearby Schools, Colleges and Universities

- 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





Ground Floor

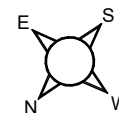


First Floor

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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 2937 sq ft (273 sq m)

Garage internal area 229 sq.ft (21 sq m)

Total internal area 3166 sq.ft (294 sq m)

For identification purposes only.

Directions

SO21 1LP

what3words: ///oval.attaching.trailing

General

Local Authority: Winchester City Council

Services: Mains water and electricity. Oil fired central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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

Council Tax: Band F

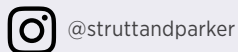
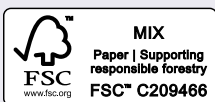
EPC Rating: D

Winchester

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