



Birdsong House, Manor Road, Twyford, Winchester,  
Hampshire

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# Birdsong House, Manor Road, Twyford, Winchester, Hampshire, SO21 1RJ

A superb, detached family home with versatile accommodation in the heart of the pretty village of Twyford.

Shawford (main line railway to London Waterloo) 0.8 miles , Winchester 3.8 miles, Southampton 11.2 miles

Hall | Sitting room | Snug | Study | Conservatory  
Kitchen/dining room | Utility | Cloakroom  
Principal bedroom with en-suite bathroom  
4 Further bedrooms | Family bathroom  
Annexe with sitting room, kitchen/dining room,  
2 bedrooms, bathroom and cloakroom | Double  
garage | Established garden | EPC Rating D

## The property

Positioned in the heart of the pretty village of Twyford, Birdsong House has been a comfortable and spacious family home to the current proprietors for many years. Built in 1998 the house offers the opportunity for multi-generational living and the versatile accommodation can be used to suit various situations.

The ground floor of the home offers excellent family living, with a larger entrance hall, WC and a perfect family space comprising the Kitchen, Dining area and a cosy snug with a beautiful log burning stove at its heart. From the dining room is a delightful garden room which offers a comfortable spot to enjoy the garden on cooler days and watch the seasons pass. Further accommodation comprises a study, which is the link between the main house and the annexe, a utility room and a large formal sitting room with french doors leading onto the garden also with

a feature inglenook fireplace.

To the first floor is an impressive principle bedroom with an en-suite bathroom and built in storage. There are four further bedrooms with a useful 'Jack and Jill' style bathroom making this an adaptable space for family life.

## Mallard Cottage

The annexe adjoining Birdsong House is a perfect place for visitors to stay, completely self-contained with its own front door, the kitchen is complete with everything you would need for visitors or long term guests. There is a cosy sitting room with space for a dining table, as well as a downstairs WC. To the first floor are two double bedrooms and a bathroom. A great opportunity for multi-generational living or just somewhere for friends and family to stay.

## Outside

Birdsong House is approached via gravel driveway with impressive double gates which in turn leads to ample parking for a number of cars. There is a useful double garage as well as a further garden shed for storage. The garden is predominantly laid to lawn with plant and shrub borders wrapping around the house and creating a real feeling of space and privacy. The current owners have apportioned part of the garden to the annexe which makes a perfect spot to grow vegetables and herbs if you so wish.

## Location

Nestled within the heart of Twyford Village, the home is positioned away from the main roads and offers a quiet haven. Twyford includes a popular primary school, Twyford Preparatory School, a village shop and two pubs to choose from. Not to mention Shawford Station which is on the main line to London Waterloo just down the road. There is also a doctors surgery and chemist meaning most needs are catered for. Brilliant dog walks and Hunters Park are nearby. The historic City of Winchester is approximately 8 miles away and offers a wider range of shops, restaurants and facilities.





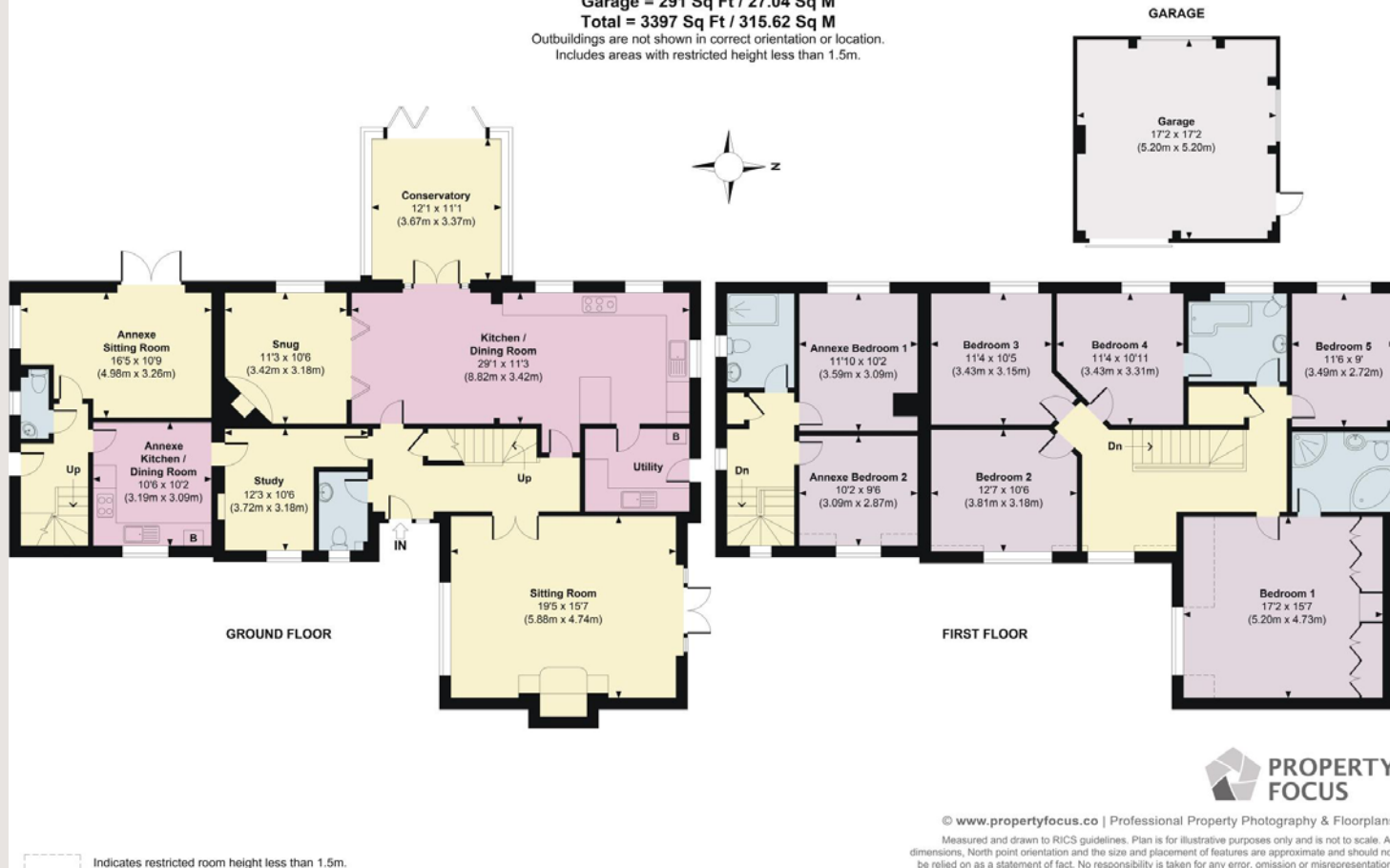




# Birdsong House

Approximate Gross Internal Area  
Main House = 3106 Sq Ft / 288.58 Sq M  
Garage = 291 Sq Ft / 27.04 Sq M  
Total = 3397 Sq Ft / 315.62 Sq M

Outbuildings are not shown in correct orientation or location.  
Includes areas with restricted height less than 1.5m.



## Directions

What3Words:///manual.bucked.ground

## General

**Local Authority:** Winchester City Council

**Services:** Main House - mains electricity, gas, water and drainage. Annexe - mains electricity, water, drainage and LPG heating

**Council Tax:** Band G

**Agents note:** Birdsong House has a right of access over the drive of Tonawanda

**Tenure:** Freehold

**Guide Price:** £1,500,000

## Winchester

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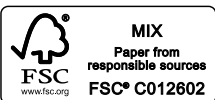
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