



8 Park View

Shawford, Winchester, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An idyllic riverside home with picturesque views, positioned within the pretty village of Shawford

A truly charming home, situated within a peaceful garden overlooking the river Itchen. Tucked away in a secluded position, the home has everything required for country living in the heart of one of Hampshire's finest villages.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



0.085 ACRES



FREEHOLD



VILLAGE



1,603 SQ FT



**GUIDE PRICE
£750,000**

The property

On the market for the first time in many years, this pretty, semi-detached cottage offers excellent accommodation arranged over two floors and with a number of outbuildings and potential to re-purpose them subject to the usual planning consents.

The home has been occupied by the same family for over 50 years and is in part requiring modernisation, however, the setting within the village is unrivalled with a private, enclosed garden overlooking the river and a double garage for parking and storage.

The home is approached via its own foot-bridge leading into the garden which is abundant with mature planting and a pretty koi pond. The home is in an elevated position overlooking its grounds and a covered canopy to shelter from the rain at the front of the home leads to the front door. The hallway leads to the ground floor accommodation with a downstairs shower room and next to it, the kitchen with plenty of storage and space for a kitchen table, leading onto the external lean to. The kitchen was recently replaced

with shaker style cupboards and eye-level units offering excellent storage. It currently has a gas hob with an extractor hood as well as an electric oven and grill. There is also space for both a washing machine, tall fridge-freezer and dishwasher if required.

The sitting room and dining room open into each other and have the added benefit of folding doors so these can be closed off if needed. The sitting room has a warming log burner and French doors which open out onto the charming garden overlooking the river beyond.

To the first floor are three good sized bedrooms, the principal bedroom has a recessed alcove and a useful built in cupboard for storage, bedrooms two and three also have built in storage and lovely views to the rear of the home or to the front overlooking the river and is a great place to spot the abundance of wildlife. The family bathroom is of excellent proportions with an airing cupboard for linen storage, there is also a useful additional storage cupboard accessed from the landing.



Outside

The garden has been expertly tended over many years and is abundant with flowering plants and shrubs offering a wealth of scents and colours. There is a large vegetable patch and green house for the gardening enthusiast as well as a koi pond to enjoy. A winding path leads through the garden to the house and is a wonderful haven within the thriving village of Shawford. The home also benefits from a double garage accessed from Shawford Road with a pedestrian door and garage door facing into the garden. There is also a double glazed summer house and large outbuilding which could be re-purposed subject to the usual planning consents.

Location

The property is situated within the heart of the popular and largely unspoilt Itchen Valley village of Shawford, with its village hall, popular pub, coffee/gelato shop and mainline railway station to London Waterloo. There are numerous beautiful footpaths following the River Itchen into Winchester and further afield.

Distances

- Winchester 4.7 miles
- Southampton 11.3 miles
- London 71.5 miles

Nearby Stations

- Shawford Station 0.2 miles
- Winchester Station 4 miles
- Southampton Airport Parkway 6.2 miles

Key Locations

- Winchester Hospital 3.5 miles
- Doctors Surgery 1 mile
- Southampton Airport 10.4 miles

Nearby Schools

- Compton All Saints C of E
- Twyford St Mary's Primary
- Twyford School
- The Kings' School
- St Swithun's

Amenities in nearby Compton Street comprise a church and a Church of England Infant/Junior School. On Compton Down there is a first class recreation area with pavilion, tennis club and football and cricket pitches.

Winchester is within easy reach with a larger variety of shops and restaurants as well as cafes and recreational facilities.

Local schools can be found in Compton and Twyford for primary education as well as Kings School in Winchester for secondary education. Private schools such as Twyford Prep School, St Swithun's, Winchester College and The Pilgrims' School are also nearby. Peter Symond's college and Sparsholt college for sixth form education are also within easy reach.





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

House internal area 1,113 sq ft (103 sq m)
Garage internal area 305 sq ft (28 sq m)
Outbuilding internal area 185 sq ft (17 sq m)
Total internal area 1,603 sq ft (149 sq m)
(quoted area excludes external lean to)

For identification purposes only.

Directions

SO21 2BS

what3words: ///brave.photo.hoping

General

Local Authority: Winchester City Council

Services: mains water, drainage and gas central heating.

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

Council Tax: E

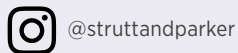
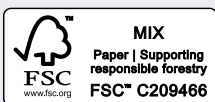
EPC Rating: C

Winchester

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