



Wayhill

Pitcot Lane, Owslebury, Winchester

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& PARKER

BNP PARIBAS GROUP

A charming village home beautifully modernised to an exceptional standard.

A truly delightful home in the heart of the pretty village of Owslebury. With beautiful gardens and a useful home office as well as a double garage. Versatile accommodation can be found at every turn.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



ENCLOSED GARDEN



FREEHOLD



VILLAGE



1989 SQ FT



**GUIDE PRICE
£900,000**



The property

Located in the heart of the sought-after village of Owslebury, just a short drive from the historic city of Winchester, this superbly appointed, four-bedroom, semi-detached home offers an exceptional lifestyle opportunity in the heart of the Hampshire countryside. Combining classic village charm with modern features and spacious living, this property is ideal for families, professionals, or anyone looking for the perfect balance of tranquillity and accessibility.

From the moment you arrive, the property impresses with its generous proportions and welcoming façade. From the lane, the driveway offers ample parking and storage can be found in the useful double garage, while the surrounding gardens offer a well-maintained and attractive setting with mature planting and sweeping views over open farmland.

Internally, the home has been thoughtfully designed to provide versatile living accommodation. The centrepiece is a stunning, open-plan kitchen equipped with high-quality fittings and a central island

unit, ideal for informal family dining, cooking, and entertaining. This bright and sociable space flows effortlessly into a separate, elegant dining room, perfect for hosting guests or enjoying more formal meals. There is also a useful utility room and WC.

The comfortable sitting room has a feature log burning stove with brick surround and tiled hearth. The ground floor has been beautifully refurbished with herringbone design parquet flooring throughout. The colour palette has also been expertly chosen to compliment the character and style of the cottage.

To the first floor are four well-proportioned bedrooms providing comfortable and stylish accommodation, all benefiting from attractive outlooks and a peaceful atmosphere. The principal bedroom offers particularly impressive views across the surrounding farmland, with a stylish en-suite and dressing room, making it a calm and restful retreat. A modern family bathroom and additional facilities ensure practicality for busy households. Bedroom two also benefits from its own modern en-suite.



Outside

The current owners have taken considerable time in planning and executing a charming village garden, with manicured lawns and neat hedge borders, there is also a perfect spot with raised beds to grow a variety of herbs and vegetables.

The double garage offers excellent storage as well as there being a very handy office/guest room attached. With its own en-suite the space can be used as occasional guest accommodation or as a gym or home office depending on the new owner's requirements. Surrounding the home is a stylish patio with ample space for al fresco dining and entertaining.

Location

Wayhill 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. Village shops can be found in nearby Twyford and Lower Upham, both with post offices, whilst a twice-weekly post office operates in

Owslebury village hall. 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 northbound to Basingstoke and London, and southbound to Southampton, The Solent and, via the M27, the New Forest and South Coast. Winchester station lies approximately 5.7 miles to the north-west with regular connections to London Waterloo (approx. 60 minutes). The attractive market towns of Bishops Waltham and Alresford are respectively 5 miles 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 Pilgrim's School, Winchester College, St Swithun's 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 6.1 miles
- Southampton Airport Parkway 8.4 miles

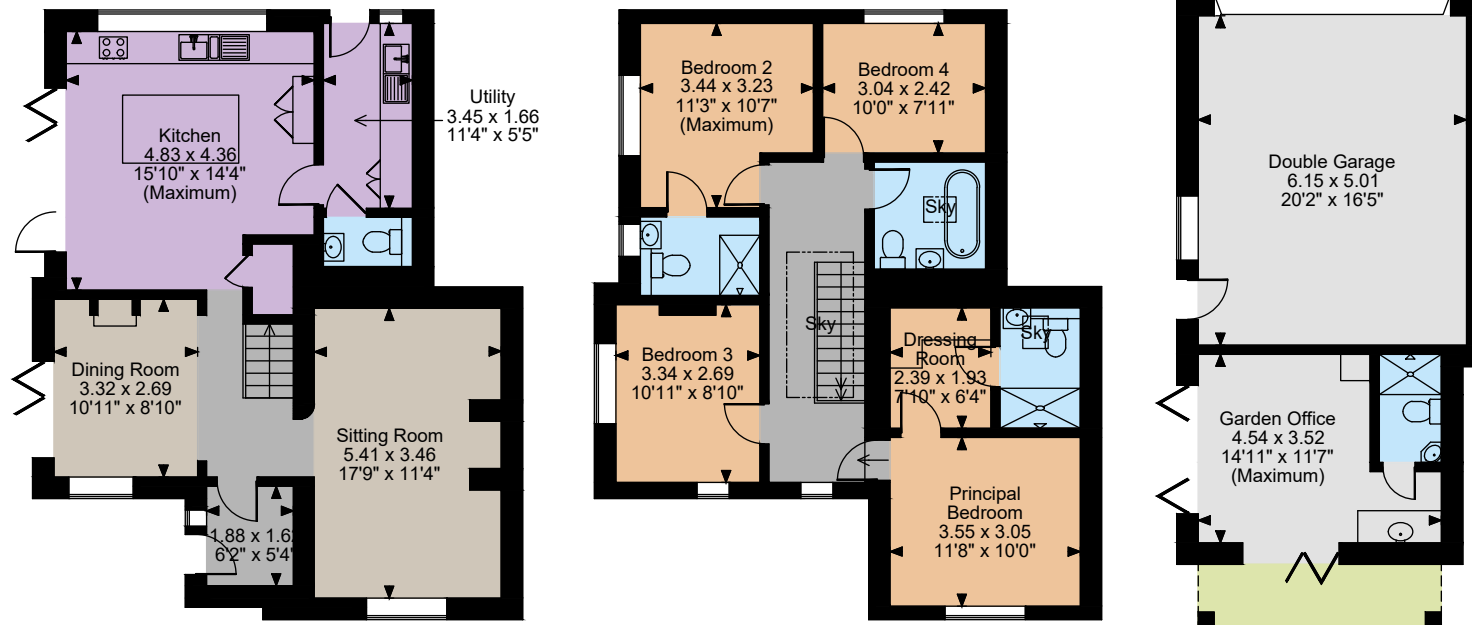
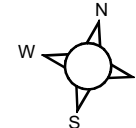
Key Locations

- Winchester Hospital 6.5 miles
- Southampton Airport 8.7 miles
- Heathrow Airport 56.7 miles

Nearby Schools

- Owslebury Primary School
- The Westgate School
- Peter Symond's College
- Winchester College
- Twyford School
- St Swithun's





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

□□□ Denotes restricted head height

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Floorplans

Main House internal area 1,485 sq ft (138 sq m)

Double Garage internal area 332 sq ft (31 sq m)

Garden Office internal area 172 sq ft (16 sq m)

Total internal area 1,989 sq ft (185 sq m)

For identification purposes only.

Directions

SO21 1LR

what3words: ///flamenco.riding.icebergs

General

Local Authority: Winchester City Council

Services: Oil fired central heating, Mains water and electricity, private drainage - confirmation of compliance is currently being sought.

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

Council Tax: Band D

EPC Rating: D

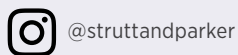
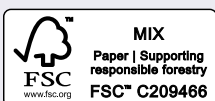
Fixtures and Fittings: Everhot Not Included

Winchester

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