



# Shelley Close

Itchen Abbas, Winchester, Hampshire



BNP PARIBAS GROUP 



## A unique and contemporary home in the popular village of Itchen Abbas.

Having undergone a schedule of works to make this a versatile and contemporary family home, located within a delightful, quiet plot yet central to the village and its amenities.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**OUTSIDE**



**0.73 ACRES**



**FREEHOLD**



**VILLAGE**



**2,599 SQ FT**



**GUIDE PRICE  
£1,850,000**



### The property

Tucked away in its own peaceful corner is 3 Shelley Close offering a perfect blend of charm, space and practicality in the sought-after village of Itchen Abbas. Ideally situated, with the village amenities close by including the village hall, local pub, and school.

A generous driveway provides ample parking for several vehicles and leads to a welcoming covered porch. Step into the inviting reception hall, complete with practical storage and a ground floor WC. From here, the home flows into several versatile living spaces, including a useful study and a formal sitting room featuring a warming fireplace.

The true heart of the home is the exceptional open-plan kitchen, dining, and living area. Thoughtfully extended by the current owners, this stunning space is perfect for both everyday family life and entertaining guests. Full height sliding doors bathe the area in natural light and open onto the rear garden, offering uninterrupted views of the surrounding fields and countryside.

The kitchen is a centred around a stylish island with breakfast seating, high-end features include an integrated induction hob, eye-level electric ovens, a built-in dishwasher, and ample storage throughout. The adjacent utility and boot room is both bright and practical, offering further storage, space for appliances, a Belfast sink, and access to the outdoors. In addition to the end of the home a spectacular vaulted family room adds even more versatile living space. With oversized windows and a soaring ceiling, this light-filled room could serve as a gym, home office or movie room – tailored to the needs of the new owners.

Upstairs, a spacious landing leads to four generously sized bedrooms. The principal bedroom overlooks the rear garden and boasts an abundance of built-in wardrobes, along with a modern en-suite. Three further bright bedrooms enjoy far-reaching views of the surrounding countryside and share a stylish family bathroom.



## Outside

The wraparound garden is a peaceful oasis, featuring mature trees, shrubs, and established hedgerows for privacy and beauty year-round. A smartly designed terrace offers the perfect setting for al fresco dining and summer gatherings. The garden also includes a charming orchard with mature fruit trees, a greenhouse, and a potting shed. Raised vegetable beds and a fruit cage make this a haven for gardening enthusiasts or those aspiring to grow their own produce.

## Location

Set within the picturesque Itchen Valley, the village of Itchen Abbas offers a strong sense of community along with essential amenities including a pub, church and village hall.

The nearby market town of Alresford offers boutique shopping, cafes and the scenic Watercress Line heritage railway. For more extensive amenities, Winchester is within easy reach, offering excellent schools, shopping, dining, and cultural attractions such as the Theatre Royal and Winchester Cathedral.

Travel connections are superb, with the M3 and A34 nearby and Winchester's mainline station offering services to London Waterloo in as little as 57 minutes. Southampton and Bournemouth airports offer domestic and international flights.

The area is famed for its natural beauty and is especially well known for its chalk stream fishing on the nearby Itchen, Meon, and Test rivers. A wide selection of state and independent schools, including Prince's Mead, Pilgrims, Twyford, and St Swithun's, make this a highly desirable location for families.



## Distances

- Alresford 4.1 miles
- Winchester 5.1 miles
- Southampton 16.8 miles

## Nearby Stations

- Winchester Station 5.2 miles
- Alton Station 16.4 miles

## Key Locations

- Winchester Hospital 5 miles
- Southampton Airport 15.6 miles
- Heathrow Airport 54.1 miles

## Nearby Schools

- Itchen Abbas Primary School
- Prince's Mead
- St Swithun's
- Peter Symonds
- Henry Beufort School
- Perrins School, Alresford







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

Main House internal area 2,553 sq ft (237 sq m)

External Room internal area 46 sq ft (4 sq m)

Total internal area 2,599 sq ft (241 sq m)

For identification purposes only.

## Directions

SO21 1AU

what3words: ///creatures.overlaps.sofa

## General

**Local Authority:** Winchester City Council

**Services:** Mains gas, electricity and water. Private drainage we understand that compliance for the private drainage has not yet been established.

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

**Council Tax:** G

**EPC Rating:** C

**Wayleaves and easements:** We are informed by the owners that there is a restriction on any re-development of the land.

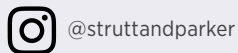
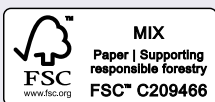
## Winchester

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