



**HIGHFIELD, TWYFORD, SO21**  
£2,500 per month\*

**Carter Jonas**



# HIGHFIELD, TWYFORD, WINCHESTER, HAMPSHIRE, SO21 1QR

- 2 Reception rooms
- Study
- Contemporary kitchen
- 4 Double bedrooms
- 3 Bathrooms
- Gardens
- Parking

## LOCATION

Hunter Park is just around the corner with playing fields, cricket, tennis courts and a children's playground. Excellent road and rail links: M3 Junction 11 1 mile, Winchester city centre 3.5 miles, Shawford Station 1 mile (trains to London Waterloo approximately 1.5 hours)

In a super position at the end of a no through road this well presented property is within an easy walk of the centre of the village and local amenities.

## THE PROPERTY

Accommodation comprises sitting room with open fire, well fitted kitchen open plan to lovely dining area overlooking the rear garden. There is a study area downstairs and three double bedrooms, one with ensuite shower room, one with ensuite w.c. and a further family shower room. There is one double bedroom and the family bathroom on the first floor.

## OUTSIDE

The garden is predominantly to the rear with a terrace immediately behind the house, well stocked flower beds and lawns leading down to a pond with paved area and shed behind. There is a further terrace to the side of the property accessed from the main bedroom.

There is parking for a number of cars to the front.

Holding deposit of 1 week's rent £576

Security deposit equivalent to 5 week's rent @ £2500pcm = £2884

A deceptively spacious 4 bedroom house tucked away in a lovely location within the heart of the popular village of Twyford. Within walking distance of two village pubs, the local shop and Post Office, Twyford Primary School and Twyford Prep School.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	72
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms may be considered
Viewing	Strictly by appointment
Local Authority	Winchester City Council Tax Band F
Directions	Turn down Park Lane by the side of The Bugle Pub and take the first left into Highfield. Almora is the last house on the right hand side





This floor plan shows a 3-bedroom house with a dining room, kitchen, study, living room, and three bedrooms. The layout includes a central hallway, a lobby, and an ensuite bathroom. The rooms are labeled with their dimensions in feet and inches, and meters and centimeters.

Room	Dimensions (ft x in)	Dimensions (m x cm)
Dining Room	14'1" x 12'4"	4.28m x 3.76m
Kitchen	13'3" x 11'0"	4.04m x 3.36m
Study	11'2" x 9'11"	3.41m x 3.01m
Living Room	16'8" x 13'1"	5.08m x 3.99m
Bedroom 1	19'8" x 10'4"	6.00m x 3.15m
Bedroom 2	12'2" x 9'10"	3.72m x 2.99m
Bedroom 3	11'0" x 11'0"	3.36m x 3.36m

Other features include a shower room (8'5" x 6'7", 2.59m x 2.02m), a bathroom (6'8" x 5'3", 2.07m x 1.60m), an ensuite (6'8" x 5'3", 2.07m x 1.60m), a hallway, a lobby, and a cupboard.

Floor plan of the second floor. It includes a bedroom, a bathroom, and a landing area. The bedroom is labeled 'BEDROOM 4' with dimensions '12'10" x 10'6" (3.91m x 3.21m) and contains a bed and a wardrobe. The bathroom is labeled 'BATHROOM' with dimensions '10'5" x 5'8" (3.16m x 1.72m) and contains a bathtub, toilet, and sink. The landing area is labeled 'LANDING' and contains a staircase and a door leading to 'SAVES STORAGE'.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.



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