



21 EAST STRATTON
Winchester, Hampshire, SO21 3DU

Carter Jonas

21 EAST STRATTON, WINCHESTER, HAMPSHIRE, SO21 3DU

Substantial Edwardian home • Recently extended and refurbished • 4 bedrooms • 2 bathrooms • Sitting room • Kitchen / dining room • Study • Utility Room • Detached double garage with room above • Gardens and driveway • EPC rating C

DESCRIPTION

This delightful village home offers very well-proportioned rooms, with an excellent layout for both every day family life and entertaining. The property has been extensively refurbished and remodelled by the current owners in order to provide generous living space, offering both style and practicality.

The ground floor accommodation is approached via a hallway which leads onto a generous study area and then onto the kitchen / dining room. The Tom Howley kitchen has a central island unit along with a range of bespoke solid wood base and eye level units and space for a freestanding range cooker. To the rear of the kitchen is a useful utility / boot room which leads onto the rear garden. The sitting room is double length, with a feature log burner and bifold doors onto the garden. Upstairs the principal bedroom has fitted wardrobes and an en suite shower room. There are three further bedrooms and a family bathroom.

OUTSIDE

Externally, the gardens wrap around the front, side and rear of the house, and are mainly laid to lawn with a variety of mature trees and shrubs. To the rear of the property is an excellent detached oak framed double garage, with an external staircase leading to a first floor with bedroom and bathroom. A five-bar gate opens onto a driveway which extends down the length of the side garden and provides ample parking.

STUNNING FOUR-BEDROOM FAMILY HOME IN THE DESIRABLE VILLAGE OF EAST STRATTON



LOCATION

East Stratton, a pretty village within a Conservation Area, is surrounded by beautiful Hampshire countryside. It comprises mostly period houses and cottages and is served by a recently opened village hall with nursery group, a fine church and the popular Northbrook Arms pub. Nearby in Micheldever is a popular primary school and village store/post office. A number of independent schools are close by including Prince's Mead School, Twyford School, Pilgrims', Winchester College and St Swithun's. The village is approximately 8 miles away from the well-regarded Henry Beaufort Secondary School and Peter Symonds Sixth Form College. Winchester is about 8 miles to the south and Basingstoke 11 miles to the north and Alresford 6 miles to the south-east. Conveniently close are junctions with M3 and A34. Frequent trains to London can be caught at Micheldever Station.

ADDITIONAL INFORMATION

Tenure: Freehold.

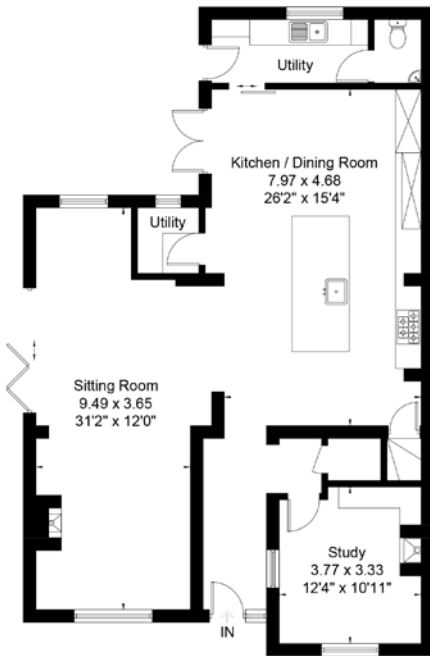
Services: Mains water, electricity. Private drainage. Oil central heating.

Local Authority: Winchester City Council. Council Tax Band D.

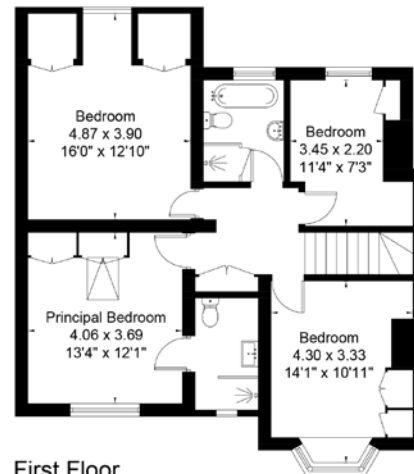
Viewing: Strictly by the agent, Carter Jonas.



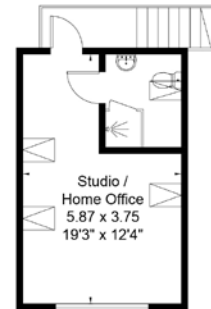
East Stratton, Winchester, SO21
 Approximate Area = 2051 sq ft / 190.5 sq m
 Outbuilding = 577 sq ft / 53.6 sq m
 Total = 2627 sq ft / 244.1 sq m (Including Garage)
 Including Limited Use Area (9 sq ft / 0.8 sq m)



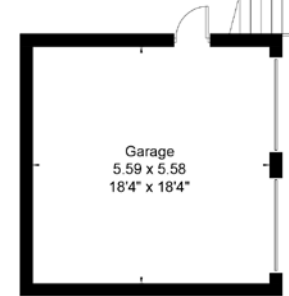
Ground Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 325104



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

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