



At home in Martyr Worthy

16 Couch Green,

MARTYR WORTHY, WINCHESTER, HAMPSHIRE, SO21 1EA

Guide Price £465,000

- Three Bedroom End of Terrace House
- Easy access to Winchester and M3
- Secluded Position bordering Woodland
- Attractive South-Facing Garden
- Opportunity to Extend, Subject to Planning
- Good Driveway Parking

A three bedroom end of terrace house set in a semi-rural location at the end of a quiet cul-de-sac. The property occupies a secluded corner plot adjoining woodland, and has an attractive south-facing garden. We believe there to be an opportunity to extend the house to the side and/or rear, subject to planning permission being granted. Couch Green is well placed for access to Winchester, with a regular bus service at the end of the road.

The house is approached from the driveway, with the front door opening to a small hallway and cloakroom. A further door opens to the living room, which has a gas coal-effect fire in a tiled fireplace, and French doors opening to the garden. A door opens to the kitchen/diner, which has some fitted units and worktops, a wall-mounted boiler, a cooker, gas hob and larder cupboard. The bathroom has a bath and pedestal wash hand basin.





Stairs from the kitchen lead upstairs, where there are three bedrooms, one of which has an airing cupboard housing the hot water tank.

The attractive south-facing garden is a notable feature of this property. The garden wraps around the house and adjoins woodland on one side. It features a lawn, flower/shrub borders, a pond, vegetable plot and garden shed measuring 10'6" x 9'. The villages of Chilland and Martyr Worthy are located between Itchen Abbas and Winchester and have good access to the M3 and the A34 for London, the South Coast and the Midlands. There is direct rail access to London from Winchester station, which is about 10-12 minutes' drive away. Southampton Airport is about 20 minutes away, whilst it will take 1 1/4 hours to get to Heathrow Airport. There are excellent schools available in the vicinity, including Princes Mead, St Swithuns and Peter Symonds College.

SERVICES

Mains water, gas and electricity are connected. A shared private drainage system serves all the properties in the road.

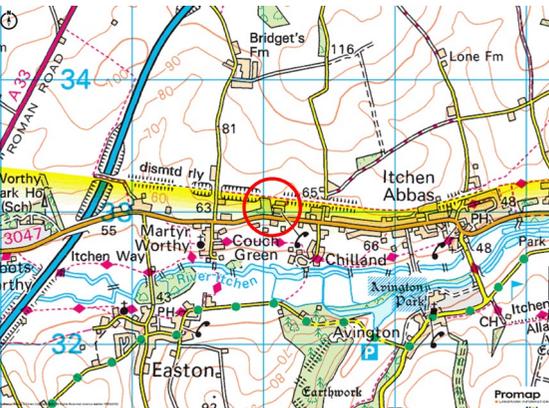
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: C

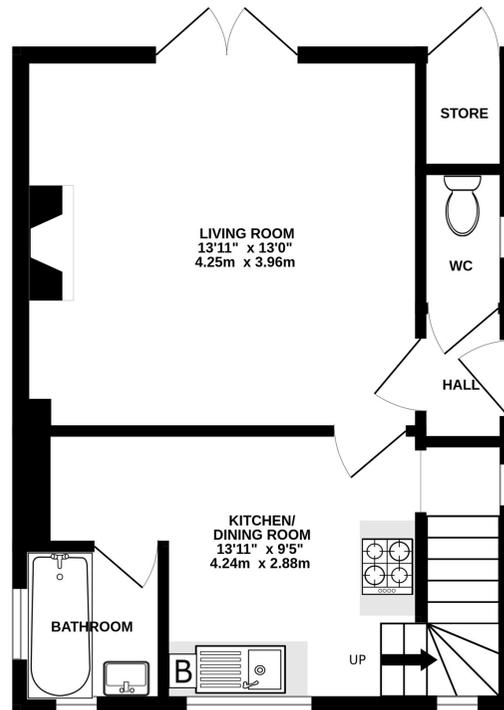
DIRECTIONS

From Alresford proceed west, in the direction of Winchester. As you come out of the town take the right hand turn signposted to Kingsworthy and Itchen Abbas. Proceed along this road for over 3 miles driving through the village of Itchen Stoke and Itchen Abbas. As you come out of Itchen Abbas, turn right into Couch Green. Follow the road ahead - at the top, turn left. No. 16 is the last house on the left hand side.

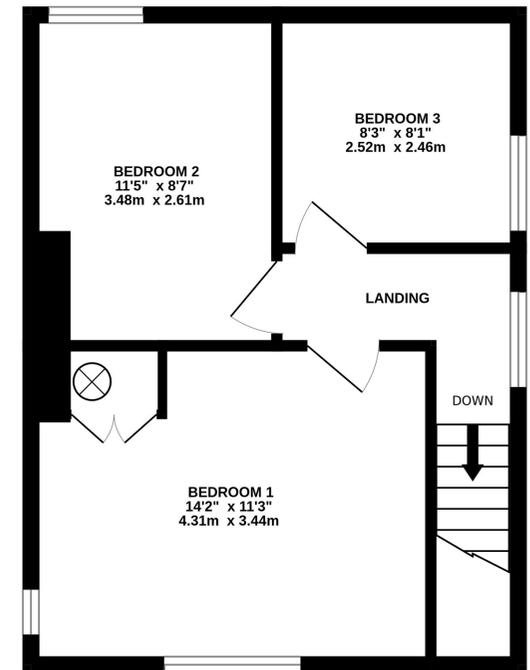




GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

