

  
Hellards



*At home in Itchen Abbas*



# 5 The Paddock,

ITCHEN ABBAS, HAMPSHIRE, SO21 1FJ

## Guide Price £450,000

- Central Village Location
- Well Proportioned Two Bedroom Home
- En Suite and Family Bathroom
- Spacious Living Room With Feature Fireplace
- Allocated Parking in Car Port
- South-Facing Garden
- No Onward Chain

This delightful two-bedroom modern property is set within a small and exclusive development in the sought-after village of Itchen Abbas. This attractive residence combines modern living with a peaceful village setting, making it an ideal home for professionals, small families, or those looking to downsize.

Upon entering, you're welcomed into a spacious hallway with a built-in storage cupboard. To the right, the modern kitchen features fully integrated appliances, including a dishwasher and fridge/freezer, and offers space for a breakfast table.

Continuing along the hallway, you'll find a cloakroom, conveniently tucked beneath the stairs. At the end of the hall, a door leads to the inviting living room, complete with a feature fireplace and French doors that open onto the enclosed rear garden — perfect for indoor-outdoor living.

Upstairs, the home offers two generously sized double bedrooms, both with built-in wardrobes. The principal bedroom benefits from an en suite shower room, while a family bathroom with a white suite serves the second bedroom.







Outside, the private rear garden includes a patio area, lawn, and pathway, all bordered by mature shrubs for added privacy. Additionally, the property includes an allocated parking space within a carport directly opposite the home.

Itchen Abbas is a popular village located in between Winchester and Alresford, and is positioned within the beautiful South Downs National Park, with its rolling hills and crystal clear trout streams. The village has a lively community with a primary school, church, pub and village hall. There are stunning walks from the doorstep, one of which follows the River Itchen across meadows to Easton, where there are a couple of welcoming pubs. Winchester railway station is about 10 minutes away, as is the M3 and A34, The village is ideally located for anyone needing easy access to London, the Midlands or south coast.

### **SERVICES**

We understand that mains electricity, gas, water and drainage are connected.

### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: D

### **SERVICE CHARGES**

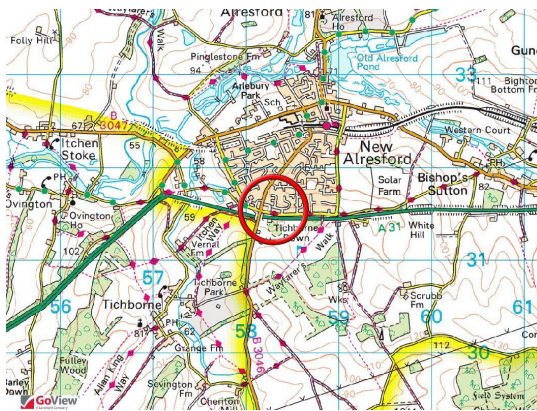
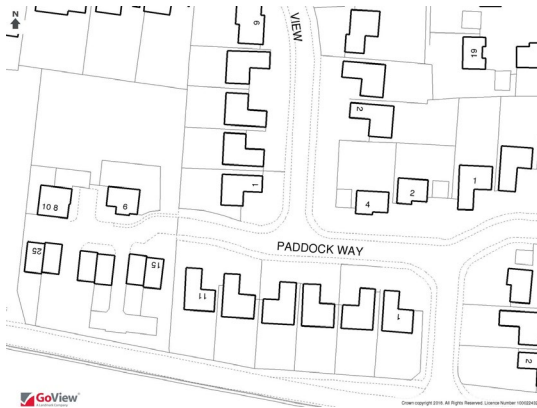
Annual Management Service Charge of £750 pa.

### **DIRECTIONS**

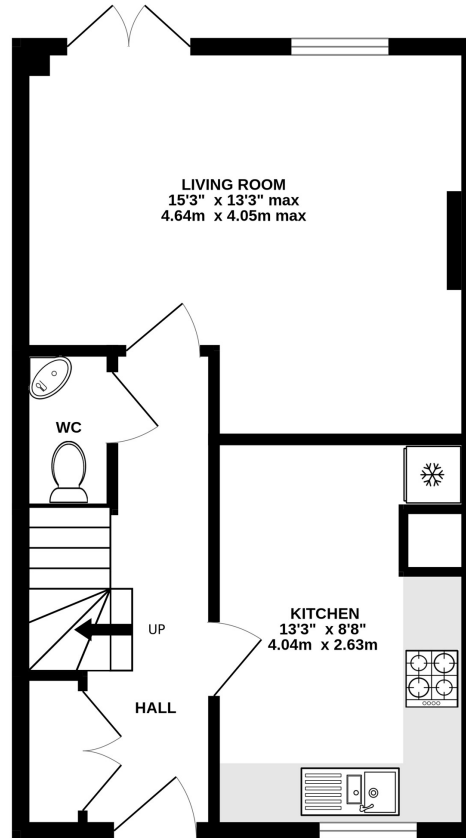
From Alresford proceed along West Street in the direction of Winchester. As you come out of the town, take the right hand turn signposted to Kingsworthy and Itchen Abbas. Proceed along through Itchen Stoke and into Itchen Abbas. Pass The Plough pub and the village hall on the right, turn right into Station Road. The Paddock will be signposted on the right hand side. Turn in and take the first left in the development. the property is on the right and parking at the top of the road and on the left.



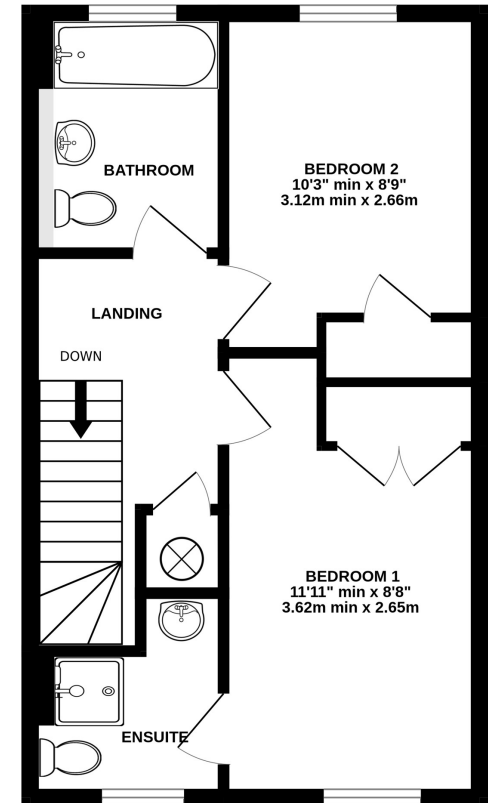




GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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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.

