



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST



# HYDAWN , GUNDLETON | ALRESFORD

Guide Price £1,595,000

4 2 1





## *Innovative and Irresistible*

Hydawn, Innovative and Irresistible, this splendid and contemporary property is privately situated in a beautiful and serene location on the edge of the charming village of Gundleton, only 2.7 miles to the east of Alresford. The orientation of the residence allows one to have undoubtedly the finest of views overlooking the palatial gardens and grounds of approximately 1.35 acres. This prize winning four bedroom property boasts 2849 Sq ft, built in 2016, recognised for its stunning, contemporary design, sustainable construction and fine artistry.

The full glazing provides a visual gateway to nature, creating a unique daily experience of light, calmness and tranquillity. This spectacular home has been built for lateral living to a high specification which floods the living spaces with light, creating a sense of openness, freedom and a seamless connection between the interior and the outside world. The incorporation of eco-friendly technologies like triple glazing, an air source heat pump and energy-efficient insulation align with the emphasis on sustainability and cost efficiency.

A unique and exceptional home that rouses the senses with its extensive open space, a warm interior and an abundance of natural light. The walls of glass allow appealing views of open countryside, enabling one to experience a front row seat of nature and all its beauty.

This special property warmly invites you into a spacious and bright hallway with a handsome wood burner and stylish, rich oak flooring that leads you through to a stunning and extensive main living area offering a well appointed open plan sitting room and dining area with a modern wood burner. A splendid kitchen with cream, contemporary cupboard units with ample storage and an island unit all covered with lavish granite work tops. The perfect living space for modern family life and entertaining with contemporary sliding doors opening on to the palatial gardens.

The substantial principal bedroom has a delightful en suite bathroom, fitted wardrobes and sliding doors opening onto the garden. There are two further generously sized double bedrooms, a practical shower/utility room and a separate study/ bedroom four, all benefiting from beautiful views.

The property also presents an exciting opportunity to acquire an extensive and versatile home with huge potential to develop (subject to planning).

### OUTSIDE

Hydawn, secluded and private, is approached via secure gates onto a gravel driveway leading you to the house and the superb double garage which benefits from being fitted with remote control roller shutter steel doors. The palatial gardens are mainly laid to lawn with mature trees and hedging.

### LOCATION

Hydawn is 2.7 miles to the east of Alresford, a well known and popular Georgian market town with a range of independent shops and restaurants. Winchester is about 11 miles away and has a wider range of facilities. Independent schools in the area include Prince's Mead, Twyford, The Pilgrims' School, St Swithun's and Winchester College. Recreational facilities include Alresford Golf Club, tennis courts and a football pitch at the Arlebury Park Recreation Ground. There is chalk stream fishing on the Rivers Itchen and Test, and the south coast is famed for its sailing. Trains from Winchester take from 58 minutes to London Waterloo. (Distances and times approximate)



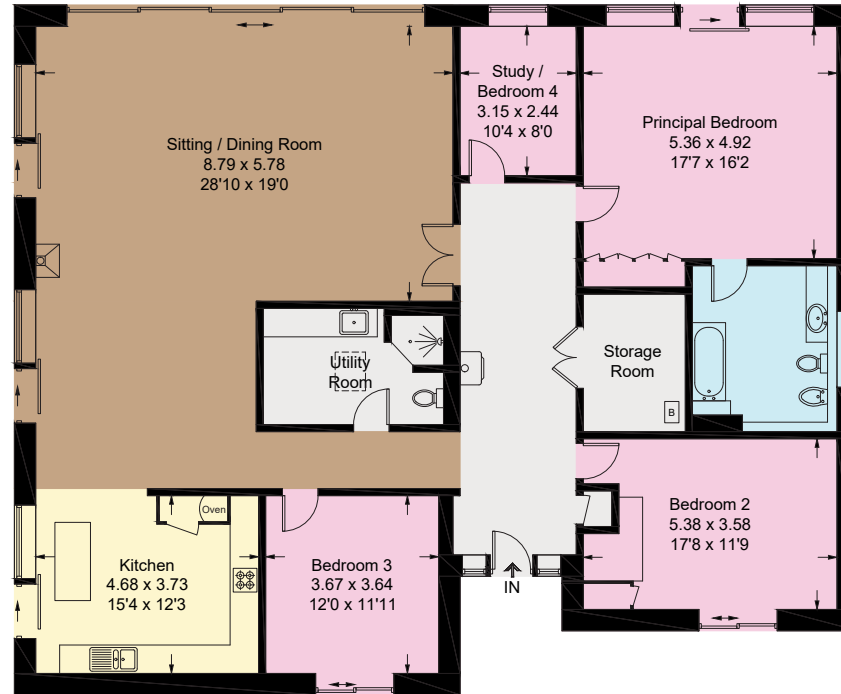
# KEY INFORMATION

- An Exceptional, Contemporary Detached Residence
- Four Double Bedrooms With Stunning Views
- Extensive Reception Room
- Two Bathrooms
- Boasts 2849 Sq Ft
- The Building Is The Epitome Of Innovative Design, Exceptional Quality and Artistry
- Air Source Heat Pump / Underfloor Heating Throughout / Triple Glazed Windows
- EPC Rated B
- Beautiful Private Setting
- Set Within Approximately 1.35 Acres Of Appealing Gardens

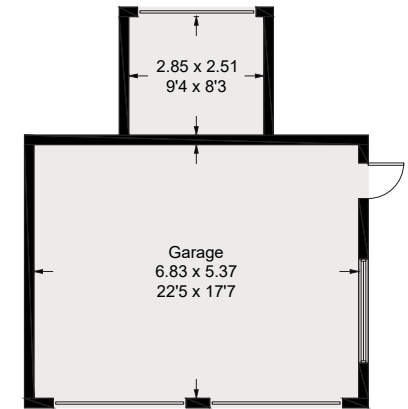
Approximate Gross Internal Area = 220.8 sq m / 2377 sq ft  
 Outbuildings = 44 sq m / 472 sq ft  
 Total = 264.8 sq m / 2849 sq ft



- = Kitchen
- = Reception Room
- = Other Areas
- = Bathroom / En Suite
- = Bedroom
- = Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1131701)

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		91
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(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	

## PROPERTY INFORMATION

Tenure – Freehold  
 Local Authority – Winchester City Council  
 Council Tax – Band G  
 EPC – Rated B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Toby Gullick Independent Property Specialist in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Toby Gullick Independent property specialist nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated February 2024. Photographs and videos dated February 2024.  
 All information is correct at the time of going to print.  
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