



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

LONGACRE COTTAGE COMPTON

Guide Price £1,725,000

 4  3  4



Superior and superb

Superior and superb, this wonderful 4 bedroom property boasts in excess of 3000sq ft of attractively presented accommodation arranged over two floors. The house was constructed in 2007 and offers substantial accommodation, perfect for anyone who desires opulence with well designed room space.

Built by the current owners to a high specification and design, they have created openness and space and an abundance of natural light to flow seamlessly throughout every area of the property ensuring a warm ambience that continues in every part of this special home. This detached family residence occupies 0.25 acre plot in a prestigious area of Compton.

This outstanding property warmly welcomes you into a light, spacious entrance hallway with a practical large storage cupboard and follows onto a stylish double aspect open plan kitchen/dining room which benefits from having a range of modern fitted cabinets with ample storage, lavish granite worksurfaces, built-in appliances including a wine cooler and a sleek central island with bar seating. Cleverly there are double doors that open both sides to the rear garden and the breakfast terrace/courtyard to the front, ideal for entertaining and family living. The area then opens onto a well proportioned snug, which also features double doors opening out onto the pretty front courtyard. To the rear is a bright, spacious sitting room with an exposed brick fireplace complete with log burner. The property enjoys the luxury of having underfloor heating throughout. A functional study/office and a W.C completes the ground floor accommodation.

The first floor continues to please with an exceptional principal bedroom benefitting from a walk in dressing room with fully fitted wardrobes, leading through to a stunning four piece en-suite bathroom.

There are three further bedrooms on this level, two of which offer built-in wardrobe storage. Bedroom 2/Guest wing benefits from an en-suite shower room, whilst the remaining two bedrooms are served by a stylish family bathroom.

OUTSIDE

To the front of the property are electric gates that open onto a paved driveway providing off road parking for several vehicles and access to the detached, double garage and adjoining utility area. The driveway is flanked by an area of lawn to one side and a gravelled space to the other, with established tree and hedgerow borders defining the boundaries.

From the driveway, a stairwell to the side of the garage leads up to a versatile studio/annex above, complete with facilities and offering potential for a variety of uses, whilst a gate to the side opens onto a pretty breakfast terrace/courtyard set between the kitchen and garage. Access either side of the property leads to the superb, manicured garden, mainly laid to lawn with established hedgerow borders. There is also a desirable terrace area, ideal for outdoor dining and entertaining. In total, the grounds attributed to the property extend to approximately 0.25 acres.

LOCATION

The location of this outstanding home is very desirable and properties are known as being a rare commodity, given the vendors who occupy them enjoying lengthy and happy tenures.

Longacre Cottage is situated in the highly desirable and rarely available location of Cleave Way, Compton. The popular village of Compton offers a mixed demographic with facilities including a tennis club, playing fields and a highly regarded primary school. There is also direct access to bridleways and walks to be enjoyed from nearby Hurdle Way, as well as some wonderful views. A wider range of facilities can be found in the Cathedral city of Winchester, which offers a wealth of shopping and recreational opportunities as well as first-class state and private schooling, including Winchester College, Pilgrim's School, St Swithun's School for Girls and Peter Symonds College. There is direct access to London Waterloo from both Winchester and the neighbouring village of Shawford (approx. 1 hour).

The nearby village of Twyford also offers plenty of amenities including an excellent Post Office/store, bistro/coffee shop, doctor's surgery, a choice of public houses, a primary school and Twyford Preparatory School. Easy access to the M3 motorway



provides fast road links to London, the M27 to the south and the A34 with its access to the West Country via the A303, and the Midlands. Southampton International Airport is only a short distance away serving numerous national and international destinations. The location of this lovely home is a most significant feature with properties in this location being a rare commodity, given the vendors who occupy them enjoying lengthy and happy tenures.

KEY INFORMATION

- A Superb And Superior Detached Property
- Four Double Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Stylish Open Plan Kitchen/Dining Room
- Separate Studio/Annex Space
- Off Road Parking for Numerous Cars
- Under Floor Heating Throughout
- Large Attractive Manicured Garden
- Prestigious Location

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

Approximate Gross Internal Area = 236.3 sq m / 2543 sq ft
Outbuildings = 69.0 sq m / 743 sq ft (Including Garage)
Total = 305.3 sq m / 3286 sq ft



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.
floorplansUsketch.com © (ID1123984)

PROPERTY INFORMATION

Tenure – Share of Freehold
Local Authority – Winchester City Council
Council Tax – Band G
EPC – Rated C

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.
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All information is correct at the time of going to print.
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