



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

School Road Twyford SO21

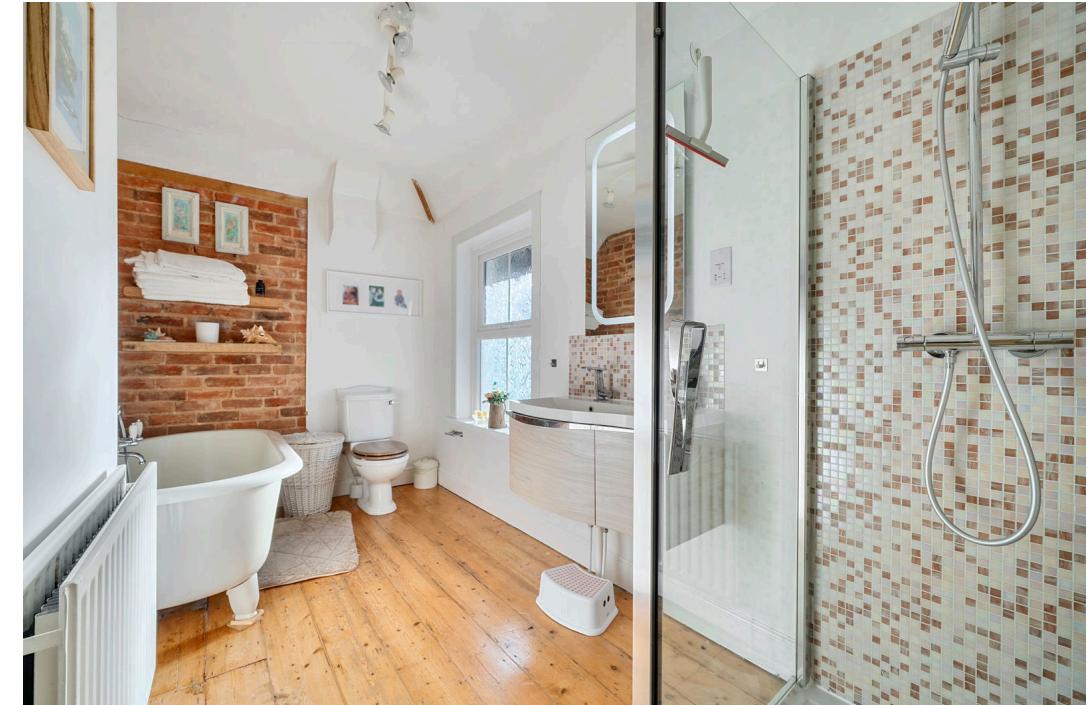
Guide Price £600,000

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## AN EXQUISITE AND ENCHANTING THREE BEDROOM EDWARDIAN HOUSE WITH BEAUTIFUL RURAL VIEWS

This utterly charming period property enjoys far reaching countryside views and undeniable curb appeal, all within the heart of this highly sought-after village. The home offers an exceptional blend of village living, character and modern comfort. Lovingly maintained and thoughtfully enhanced by the current owners, the property immediately impresses with its sense of warmth, quality and timeless charm. Stepping through the front door, you are welcomed into a pretty entrance hall which leads through to the principal living spaces. The splendid sitting room and superb family room are connected by a wide opening, creating a wonderfully flexible layout, ideal for both cosy evenings and relaxed entertaining. Flooded with natural light and finished in soft, neutral tones, these rooms balance elegance with everyday practicality. Stairs rise from the family room to the first floor, with useful, discreet storage beneath. The heart of the home is undoubtedly the stunning kitchen to the rear. Designed for both family life and entertaining, it features beautifully crafted two-tone shaker-style cabinetry, quartz work surfaces and integrated appliances, all complemented by rich solid oak flooring. Skylights and glazed French doors draw in an abundance of natural light and open directly onto the garden, while generous space for a dining table makes this an inviting setting for long lunches, dinner parties and everyday gatherings. The first floor offers two delightful double bedrooms, each with its own unique character, one benefiting from built-in storage. The family bathroom is a true retreat, fitted with a roll-top bath, separate shower, vanity unit and WC. Exposed brickwork and wooden floors add texture and charm, creating a space that feels both luxurious and welcoming. The converted loft provides an impressive principal bedroom suite, complete with built-in wardrobes and a stylish ensuite shower room. This tranquil space is enhanced by extensive eaves storage and breath-taking countryside views, offering a peaceful escape at the end of the day. Outside, the enclosed rear garden is both private and inviting, predominantly laid to lawn with a terrace perfect for outdoor dining and raised beds adding colour and interest. A substantial summer house, complete with power and lighting, offers excellent versatility, ideal as a home office, studio or garden retreat, while gated side



## School Road, Twyford, Winchester, SO21



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
 Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2028.  
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- An Exquisite And Enchanting Edwardian House
- Three Double Bedrooms Each With Their own Unique Charm
- Superb Family Bathroom And Stylish Shower Room
- Stunning Well Portioned Kitchen With High End Finishes
- Immaculately Presented Light Living Spaces
- A Substantial And Versatile Summer House With Power And Lighting
- A Private And Secluded Attractive Rear Garden
- Beautiful Picturesque Views Of Rolling Countryside
- Exclusive Village Location/ Within Walking Distance To Amenities
- Twyford St Mary's Primary School, Westgate Secondary School Catchment And Twyford Prep School

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	