



8 Hill Rise, Twyford - SO21 1QH

In Excess of £450,000

WHITE & GUARD

8 Hill Rise

Twyford, Winchester

Combining both character and modern living and set within this picturesque village on the edge of the South Downs National Park, this beautiful cottage comes with an attractive garden, countryside views and can also be offered with no forward chain. On the ground floor the house has a well-proportioned sitting room with open fire with a separate dining room that then opens out into a stunning kitchen/breakfast room, that forms part of the extension with a modern cloakroom then completing the ground floor. On the first floor there are then two double bedrooms and large bathroom. To fully appreciate everything that this beautiful cottage has to offer in addition to it's great location, an early viewing is certainly a must.

LOCATION

The village of Twyford has two excellent pubs, a Post Office, Store, Surgery, Pharmacy and Dentist. The beautiful St Mary's Church also lies within the heart of the village, as does its Primary School. Twyford is also situated on the River Itchen and is also only three miles from Winchester, which as well as being a beautiful Cathedral City, also has a mainline railway station with all main motorway access links also within easy reach enabling access to Southampton, Portsmouth, Chichester, Guildford and London.

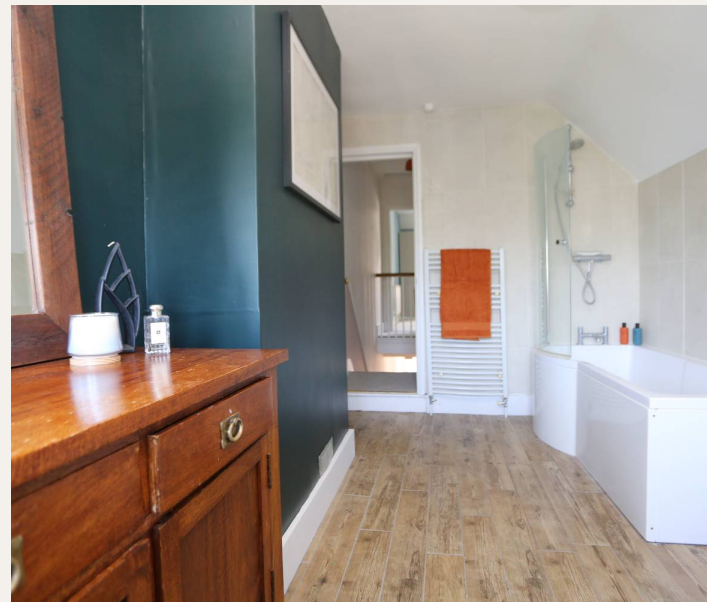
- MID TERRACED COTTAGE
- TWO DOUBLE BEDROOMS
- ATTRACTIVE GARDEN
- BEAUTIFUL FAMILY BATHROOM
- STUNNING KITCHEN/DINING ROOM
- EPC GRADE D
- GROUND FLOOR CLOAKROOM
- WINCHESTER COUNCIL BAND D
- FREEHOLD





INSIDE

Upon entering the property, you are welcomed by the spacious entrance hall which has been laid to wood effect laminate flooring with oak doors leading to all principal rooms and stairs to the first floor at one end. A door to one side leads through to the spacious living room with large bay window to the front aspect, original feature fireplace to one wall and hard wood flooring, all of which give this room its character, there is plenty of space for freestanding furniture, with the room also benefitting from tasteful décor. To the end of the hall a further oak door leads through to the extended, split level, kitchen/dining room, a truly stunning room. The dining room has been laid to oak effect laminate flooring and offers a beautiful original fireplace with tile surround to one wall, spot lighting, discreet wall mounted space saving radiator, under stairs storage with plenty of space for a large dining table and chairs as well as further freestanding furniture. A door to one side of the room leads through to the ground floor cloakroom which is tiled and fitted with a modern countertop wash hand basin set on wooden vanity unit and low level WC. An opening to one end then leads you through to the kitchen area via the solid oak step, again a beautiful room with French doors and a large double glazed window to the rear, there is also an additional skylight offering plenty of natural light. The kitchen itself has been fitted with a range of Shaker style wall and base units with cupboards and drawers under and white Quartz work surfaces, there is also the addition of a central island/breakfast bar with laminate oak effect worktop. There is a double range style oven, gas hob with extractor over, dishwasher, fridge freezer and wine cooler, with space and plumbing for a washing machine. The floor has been laid to white porcelain tiles and also benefits from spotlighting and complimentary tiling.



On the first floor landing there are doors leading to all accommodation, the master bedroom is a wonderful large double room with double glazed window to the front aspect, the room has also been laid to carpet. Bedroom two is again a good size double room enjoying views over the rear garden, with a built-in wardrobe to one corner and again laid to carpet. The modern family bathroom has an obscured window to the rear and has been fitted with a modern white suite comprising a P-shaped shower bath with glass screen and electric shower over, pedestal wash hand basin and low level WC, there is a heated towel rail and tiling to principal areas, with oak effect tiled flooring.

OUTSIDE

There is space to park one vehicle to the front of the property and right of access from the neighbouring property providing pedestrian side access to the rear garden. There is a built raised decked area accessed directly from the French doors in the kitchen, a purpose-built wood store and gravel pathway that leads to the back of the garden which has a paved seating/entertainment area. The garden itself has mainly been laid to lawn, with a shed to one corner offering useful storage and a planted area which is well stocked with a variety of flowers and shrubs.

SERVICES :

Gas, water, electricity and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

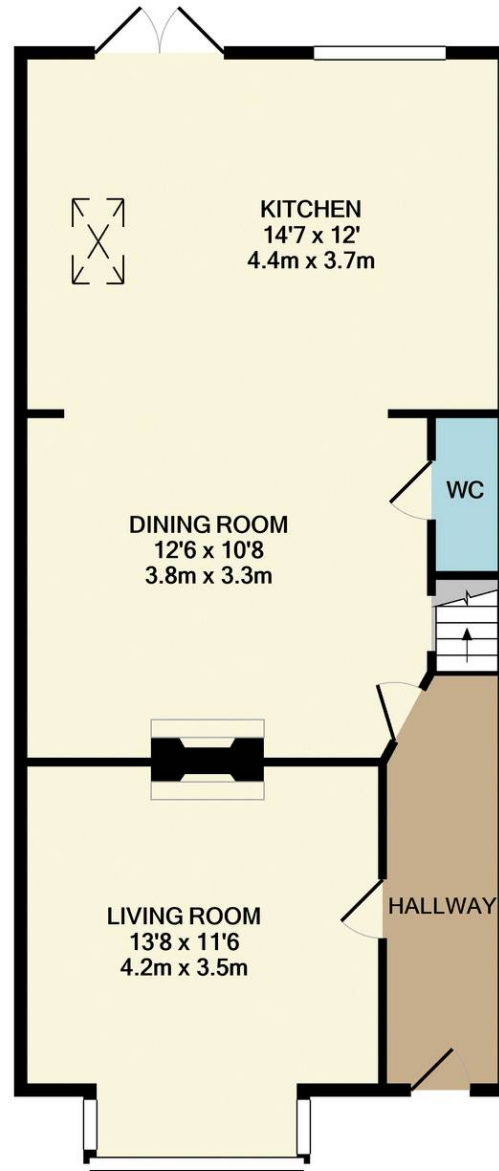
Broadband: Superfast Fibre Broadband 55-80 Mbps download speed 14-20 Mbps upload speed. This is based on information provided by Openreach.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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