



2 Churchfields, Twyford, Winchester, SO21 1NN  
Guide Price £525,000



## 2 Churchfields, Twyford Winchester, Guide Price £525,000

### PROPERTY DESCRIPTION BY Mr Cameron Cummins

Opportunity to purchase a beautifully presented home in a peaceful, friendly location with excellent access to Winchester, local amenities, and scenic rural surroundings.

Approaching the property, you are greeted by an attractive area of lawn alongside a generous parking area, part of which benefits from covered parking. The ground floor accommodation is light and welcoming throughout.

The living room features a large window that floods the space with natural light, and double doors open through to the dining room, which enjoys further brightness from a set of French doors leading directly onto the rear garden. The galley-style kitchen offers good storage, workspace complemented by worktop level windows overlooking the garden. Both the kitchen and the downstairs bathroom benefit from underfloor heating, and the bathroom itself is fitted to a high standard with quality fixtures including Hansgrohe fittings. Completing the ground floor is a double bedroom, currently arranged as a study, offering great flexibility for home working or guest accommodation.

Upstairs, a light and airy landing leads to two further bedrooms. The principal bedroom is a generous and beautifully bright space, enhanced by two large Velux windows—one of which opens out to a delightful Juliet balcony with views across open fields. This room also features a good-sized en suite shower room, fitted with high-quality fixtures, and a walk-in wardrobe. The second bedroom is another spacious double with double-aspect Velux windows, making it feel open and inviting.



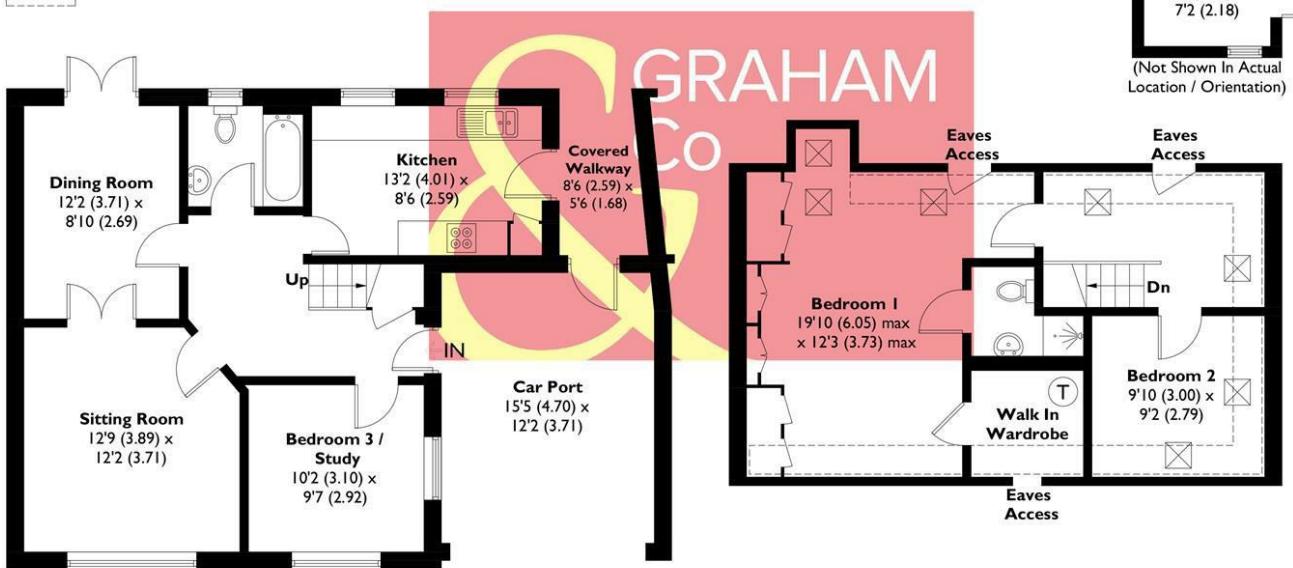




**APPROXIMATE GROSS INTERNAL AREA = 1162 SQ FT / 108.0 SQ M**  
**OUTBUILDINGS = 84 SQ FT / 7.8 SQ M**  
**TOTAL = 1246 SQ FT / 115.8 SQ M**  
**(EXCLUDING CAR PORT & COVERED WALKWAY)**



= Reduced headroom below 1.5m / 5'0



**GROUND FLOOR**  
**641 SQ FT / 59.6 SQ M**

**FIRST FLOOR**  
**521 SQ FT / 48.4 SQ M**

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. Created by Emzo Marketing (ID1261641)

Produced for Graham & Co

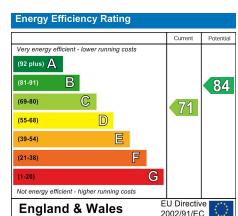
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