

The Cedar House, Avington, Hampshire





Sitting in an **elevated position in the Itchen Valley**, with views over the surrounding countryside, The Cedar House is a light and spacious luxuriously appointed home.

Summary of accommodation

Reception hall | Kitchen/dining/family room | Sitting room | Playroom | Study one | Study two
Utility/boot room | Cloakroom | Balcony

Principal bedroom with adjoining dressing room and en suite bathroom | Four further bedrooms | Family bathroom | Family shower room | Laundry

Garage | Summer house | Kitchen garden | Terrace | Gardens and grounds

Distances

Alresford 4.5 miles, Winchester 5 miles (London Waterloo from 58 minutes)

(All distances and times are approximate)



Knight Frank Winchester
14 Jewry Street
Winchester
SO23 8RZ
knightfrank.co.uk

George Clarendon
01962 677234
george.clarendon@knightfrank.com





The property

The Cedar House was completely renovated by the current owners in 2021, incorporating a design by local architect Chris Carter which takes advantage of the beautiful views. Planned to be energy efficient, the property is well insulated and is powered by a ground source heat pump and solar power. There is plenty of luxury on offer with a blend of traditional features and modern technology.

From the atrium hallway, floating stairs lead to the heart of this home which is a magnificent kitchen/dining/family room. Fitted with bespoke furniture, limestone flooring and a woodburner, the room has two sets of French doors leading to a private south-west terrace on one side, and the kitchen garden on the other. The sitting room has a large bay window taking advantage of the far-reaching views, exposed oak beams and a door leading to the balcony which runs most of the length of the house. A separate playroom to the far end of the house, two studies (one with a woodburner), a utility/boot room with access to the garden and a cloakroom make up the remainder of this floor. Downstairs, the principal bedroom has a luxurious en suite bath/shower room and an adjoining dressing room with fitted wardrobes.





There are four further bedrooms, a wonderful family bathroom which includes a sauna, family shower room and laundry room.

The private gardens and grounds have been professionally landscaped by Linda Stokes and has a variety of spaces for entertaining including a southwest-facing terrace and lawn with wonderful views towards the church and across the rolling countryside.



Location

The pretty and unspoilt hamlet of Avington is set amidst some of the most attractive countryside in Hampshire, within the heart of the Itchen Valley. Alresford has an excellent range of shops and restaurants, together with pubs. Winchester lies to the west and provides a more comprehensive range of amenities, including shops, schools, recreational and leisure facilities, together with a mainline railway station on the London Waterloo line. The area also has a superb range of schools, including St Swithun's School for girls, Winchester College, Perins Community School (which is the catchment secondary school) and Peter Symonds Sixth Form College. In addition, nearby is Prince's Mead, Twyford and Pilgrim's Prep Schools and Sun Hill Infant and Junior Schools (the catchment primary schools).

Post Code: SO21 1DE

What3words: ///played.living.spinners

Property information

Tenure: Available freehold

Local Authority: Winchester City Council

Council Tax: Band G

EPC Rating: B

Guide Price: £1,850,000



Approximate Gross Internal Floor Area
Main House = 3771 Sq Ft / 350.30 Sq M
Outbuilding = 300 Sq Ft / 27.89 Sq M
Total = 4071 Sq Ft / 378.19 Sq M

Outbuildings are not shown in correct orientation or location. Excludes void.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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 Knight Frank LLP 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 Knight Frank LLP 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. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated April and June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

