



## POND HOUSE

Crawley, Nr Winchester







# POND HOUSE CRAWLEY

An exceptional Georgian Grade II listed village house, set in about 0.88 acre, in the sought-after west Winchester village of Crawley.



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Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water and gas. Private drainage.

**Guide Price: £1,275,000**



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With rendered walls, slate roof and classical symmetrical form, the property has been in the same family for nearly 60 years, but would now benefit from sympathetic refurbishment. The well-proportioned accommodation includes a drawing room, dining room, sitting room, family room, study, kitchen, cloakroom and cellar. The first floor has a principal bedroom with an en suite bathroom, three additional bedrooms and bathroom.

Outside, there is a large double garage with studio above, store room and barn with development potential, extensive landscaped gardens, outdoor swimming pool with pool house, croquet lawn, and private walled vegetable garden with greenhouse.













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Approximate Gross Internal Area

Main House = 3056 Sq Ft / 283.93 Sq M

Garage = 481 Sq Ft / 44.72 Sq M

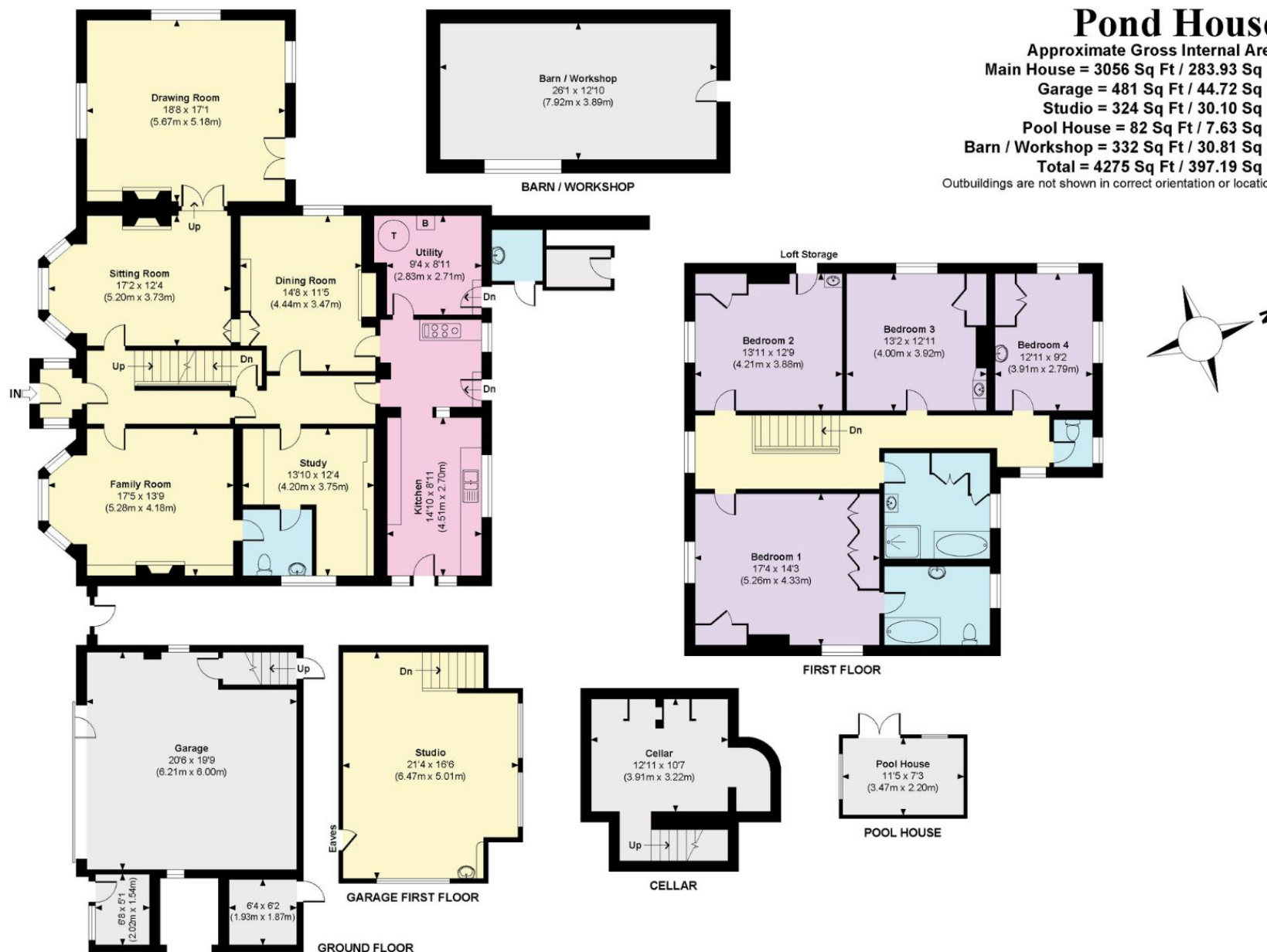
Studio = 324 Sq Ft / 30.10 Sq M

Pool House = 82 Sq Ft / 7.63 Sq M

Barn / Workshop = 332 Sq Ft / 30.81 Sq M

Total = 4275 Sq Ft / 397.19 Sq M

Outbuildings are not shown in correct orientation or location.



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. (ID767266)

We would be delighted  
to tell you more.

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