



DOUBLE PUCK

Crawley, Nr Winchester



BUILT IN A CLASSICAL GEORGIAN STYLE WITH AN ATTRACTIVE SYMMETRICAL FRONT

Double Puck was designed by the renowned local architect, Paul Masser.



Local Authority: Winchester City Council

Council Tax band: H

Tenure: Freehold

Guide price: £2,500,000



THE PROPERTY

Combining contemporary styling with traditional design, the house has well-proportioned rooms with high ceilings creating a light, spacious home. Sitting in an elevated position, the majority of the rooms enjoy views over the southeast-facing gardens.

The principal reception rooms radiate off the welcoming hall and the sitting room/snug has a remote controlled gas fire. In the beautifully proportioned drawing room is a limestone fireplace fitted with a log burner, two pairs of French doors lead to the upper terrace. The heart of the home is a kitchen/dining/family room with an island, high end fitted appliances, Porcelanosa tiled floor and bi-fold doors to the terrace. There is also a utility room, boot room and cloakroom.





Upstairs, the principal bedroom has an en suite bathroom and dressing room, bedroom two has an en suite shower room. There are three further double bedrooms and two bathrooms.





GARDENS & GROUNDS

The house is approached over a shared driveway leading to a gravel parking area to the front of the house and to the link attached double garage/annexe which has a shower room, machinery store and a room above ideal for an extra bedroom/living room or home office.

Mature gardens surround the house, lawned and studded with a number of established trees and from the commanding elevated position are beautiful views over the thatched rooftops of the houses and cottages at the foot of the village. There is a southeast-facing sandstone terrace and paths and brick planters to the front and rear.





Approximate Gross Internal Area
 Main House = 3904 Sq Ft / 362.70 Sq M
 Annexe = 635 Sq Ft / 59.00 Sq M
 Garage = 434 Sq Ft / 40.32 Sq M
 Tool Store = 74 Sq Ft / 6.88 Sq M
 Total = 5047 Sq Ft / 468.90 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.

I would be delighted
to tell you more.

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