



**Southview, 74 Downs Road, South Wonston, SO21 3EW**  
Guide Price £795,000 Freehold

*Nony*  
Kerr Smiley  
in association with  
**MARTIN&CO**

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**Southview, Downs Road**

**South Wonston**

**5 Bedrooms, 4 Bathrooms**

**Guide Price £795,000**

- Attractive period five bedroomed cottage set within a plot of approx. a quarter of an acre
- Charming kitchen/breakfast room with AGA
- Dining room with French windows to gardens
- Sitting room with woodburning stove
- Family room leading to ensuite guest bedroom
- Downstairs bedroom
- Principal bedroom with ensuite bathroom
- Three further bedrooms and family bathroom
- Downstairs shower room and Boot/Utility Room
- Gardens wrap around the property
- Garage and driveway parking
- Council Tax Band F, EPC Band D





## **SOUTHVIEW, 74 DOWNS ROAD SOUTH WONSTON, SO21 3EW**

A charming detached property, the origins of which are believed to date from early Edwardian times, when as a three bedroomed bungalow it was one of South Wonston's original properties.

The village of South Wonston is a much sought after village just outside Winchester, within which there is a primary school, village store and post office, a local GP branch surgery (with the main surgery being the Gratton Surgery in nearby Sutton Scotney), a licensed social club, and a village hall hosting local clubs and societies which are also enjoyed within a pavilion at the recreation ground where there are football matches and a children's playground. Winchester itself is only a few minutes away, and there are further shops and amenities within the adjacent village of Kings Worthy where there also Cobbs Farm Shop. The village enjoys many local walks, and the award winning Wonston Arms is also nearby in the hamlet of Wonston.

During its time, Southview has been extended to now be a very pretty five bedroomed cottage with the frontage being white rendered, infused with passion flowers growing across its frontage, accentuated with attractive sage green windows. It has versatile accommodation courtesy of bedrooms on both the ground and first floors.

The property is approached along a quiet track, which leads to the cottage which sits behind gravelled parking, with a garage to the side. A welcoming vestibule leads to the downstairs bedroom, and into the kitchen/breakfast room which is clearly the hub of the home. It is fitted with a wealth of cabinetry and charming AGA, with a useful breakfast bar. To the side, there is a door which leads to the downstairs cloakroom/shower room, and to the large boot room/utility room which has space and plumbing for a washing machine and tumble dryer, and a double built in cupboard which also houses the oil fired boiler.

The kitchen opens into the wonderful dining room which is within a more recent extension with a woodburning stove, and is filled with light from French windows at either side of the room and sitting under a large Velux windows.







From the kitchen area, there is a door leading to the spacious double aspect sitting room, again with a woodburning stove and large windows overlooking the gardens, leading through to the family room, which has a second staircase leading to the Guest Bedroom and ensuite bathroom. (Note: below is pictured the downstairs bedroom and shower room)







The principal bedroom has a walk-in dressing room and ensuite bathroom. There are two further bedrooms and a family bathroom on this side of the property, in addition to the ensuite bedroom located above the family room.







**GARDENS:** The gardens are a particular joy of the property, wrapping around the property, with areas of terraces, lawns, mature bedding and fruit trees. To the front, there is a garage and gravelled parking.

**ADDITIONAL INFORMATION:** The property is approached up a track owned and maintained by Bellway Homes. Whilst being a footpath to the houses to rear, the track only gives vehicular access to this property.

**HEATING AND SERVICES:** The property is on mains drainage, water and electricity, with oil fired heating. The current owner has recently had solar panels installed on the roof, which powers much of the electricity at the property. She has been advised that the AGA, which is currently oil fired, can be altered to be run from electricity if required.





Approximate Gross Internal Area = 222.6 sq m / 2396 sq ft  
 Garage = 19.5 sq m / 210 sq ft  
 Total = 242.1 sq m / 2606 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzo Marketing (ID1062546)

## MAC NKS

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