



1 Grovelands Road, Winchester, SO22 5JU
Guide Price £750,000 Freehold

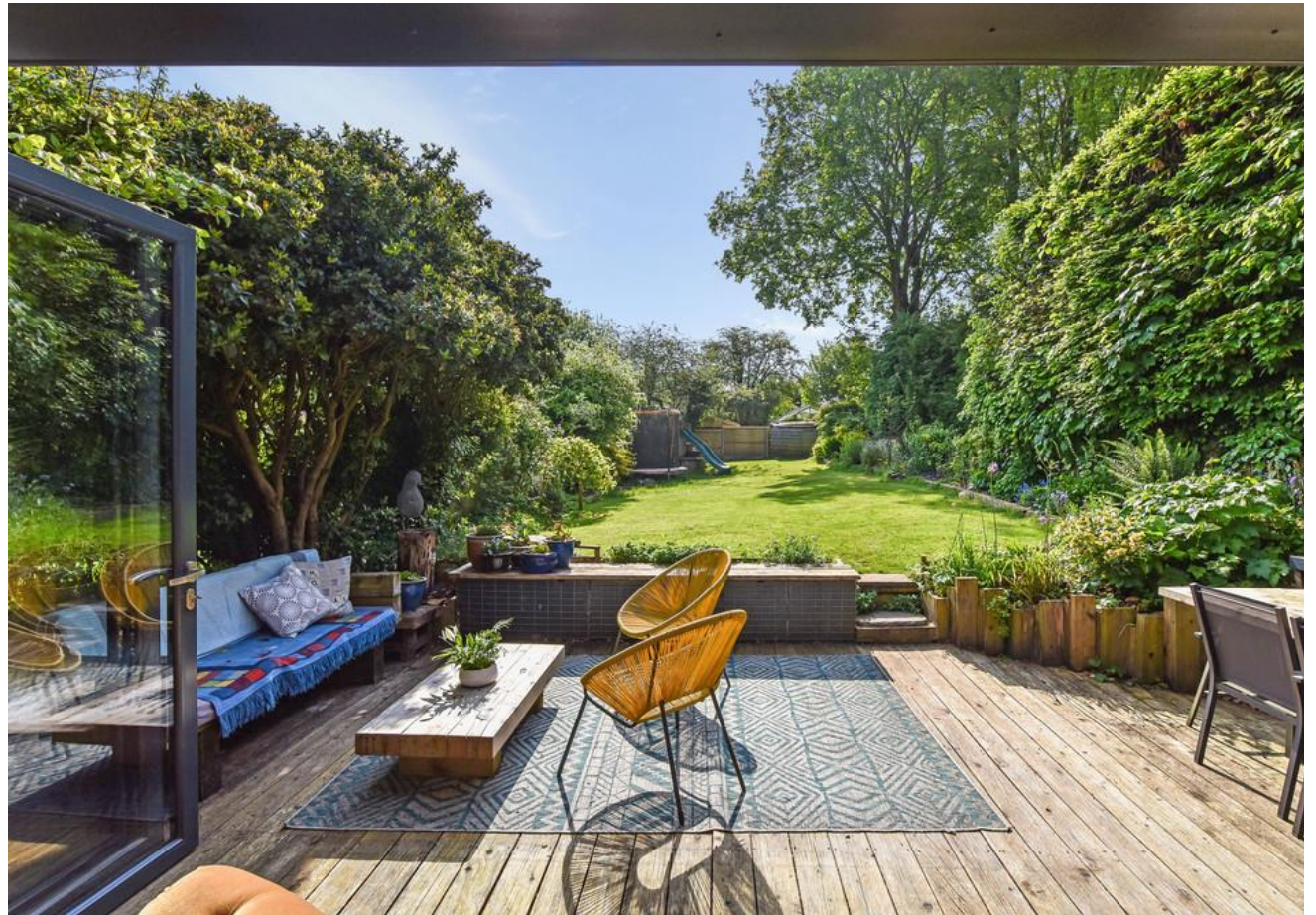


1 Grovelands Road, Teg Down

4 Bedrooms, 2 Bathrooms

Guide Price £750,000

- Attractive and Extended Mid Century Four Bedroomed Family Home
- Magnificently extended living/kitchen/dining room with bifold doors to the garden
- Living room with deep bay window and inset woodburning stove
- Principal bedroom with ensuite shower room
- Three further bedrooms and family bathroom
- Cloakroom and utility room
- Wonderful gardens to front and rear
- Parking and outside store (former garage)
- In catchment for Weeke Primary School and Henry Beaufort School
- EPC Band C, Council Tax Band D



1 GROVELANDS ROAD WINCHESTER, HAMPSHIRE, SO22 5JU

Immaculately presented and creatively extended semi-detached family home, which is fabulously contemporary yet still retains the essence of being a warm and welcoming family home.

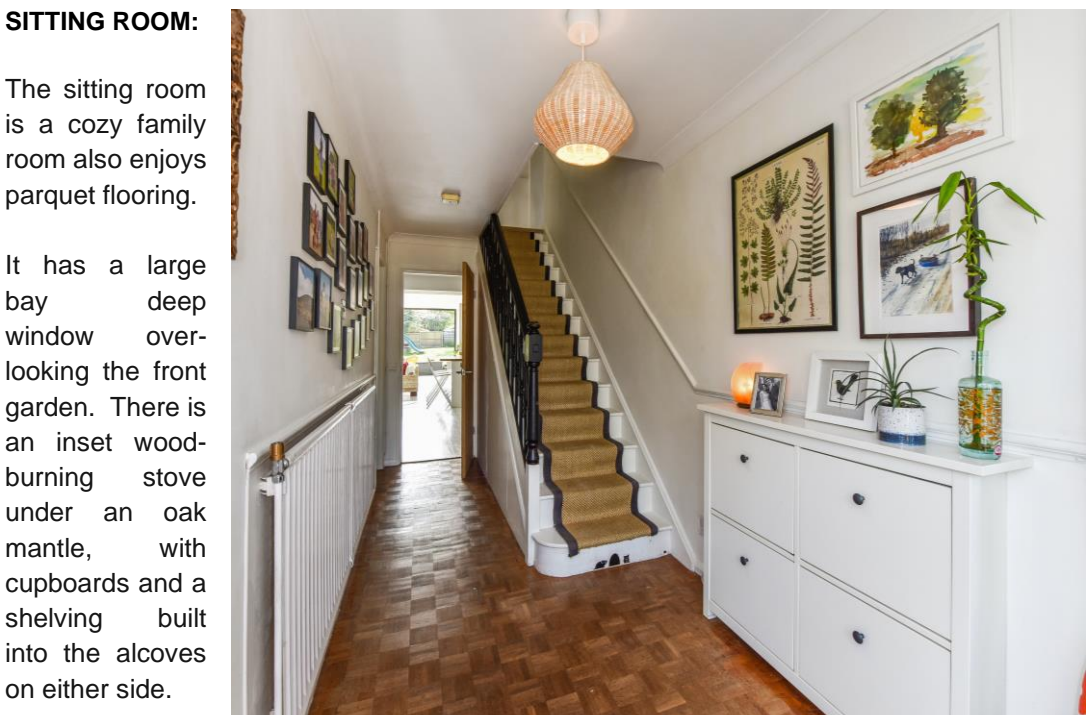
One of the first things which strikes you upon arrival to this property is its particularly attractive frontage. It is set back from the road with a generous front garden with raised beds and parking within a shingled driveway. The contemporary ash-blast grey windows are beautifully contrasted with the yellowing brickwork of the property, instantly drawing your attention to what is likely to be the presentation inside the property.

And the inside doesn't let you down. The front door opens into a gloriously bright hallway, which has been extended to the front of the property, with a floor-to-ceiling window, accentuating the light which floods throughout this home. It has original parquet block flooring and cleverly fitted cupboards under the stairs above which matt black banister railings and white painted stairs with a stair runner carpet lead to the first floor.

However, from the hall, your eye is immediately drawn down the hallway and past the kitchen and out to the blast of colour within the garden beyond. The kitchen itself has been imaginatively extended to create a wonderful living/kitchen/dining room, filled with light courtesy of a fabulous glass lantern ceiling, an additional skylight, and a wall of ash-blast grey bi-fold doors and windows to the garden. There is a wealth of fitted white gloss cabinetry under wooden work surfaces, stainless steel power points and double oven, all offset with modern open shelving, accentuating the light and space of this room.

There is ample space for a dining table currently sitting under a run of pelmet lighting. There is a generous family area with space for sofas and chairs, where our clients currently have a wall mounted television. The wooden centre island of the kitchen features a deep overhang offering room for several stools, creating a wonderful area for family breakfasts, and it benefits from an induction hob with extractor fan above. The kitchen also has a large walk in understairs cupboard, a chalkboard wall, and a door to a contemporary cloakroom with wc and basin, all of which enjoy the warmth of wood-style flooring. A door leads through to the large utility room, which has further fitted cupboards and a side door to the garden, which has been created from part of the garage,





SITTING ROOM:

The sitting room is a cozy family room also enjoys parquet flooring.

It has a large bay deep window overlooking the front garden. There is an inset wood-burning stove under an oak mantle, with cupboards and a shelving built into the alcoves on either side.



FIRST FLOOR: Upstairs, the landing again is bright and light, and has a fitted linen cupboard and access to the loft. The principal bedroom has been created by an extension across the top of the garage area. It is a wonderful double bedroom with a further loft hatch for useful storage, and an ensuite shower room with a window overlooking the garden.

There are two further double bedrooms, each with a fitted cupboard and a single bedroom. The family bathroom has a modern white suite comprising bath with shower attachment over, sitting in front of a wall of soft grey tiles. The basin is set within a vanity unit offering useful storage, and there is a wc and white ladder towel rail.





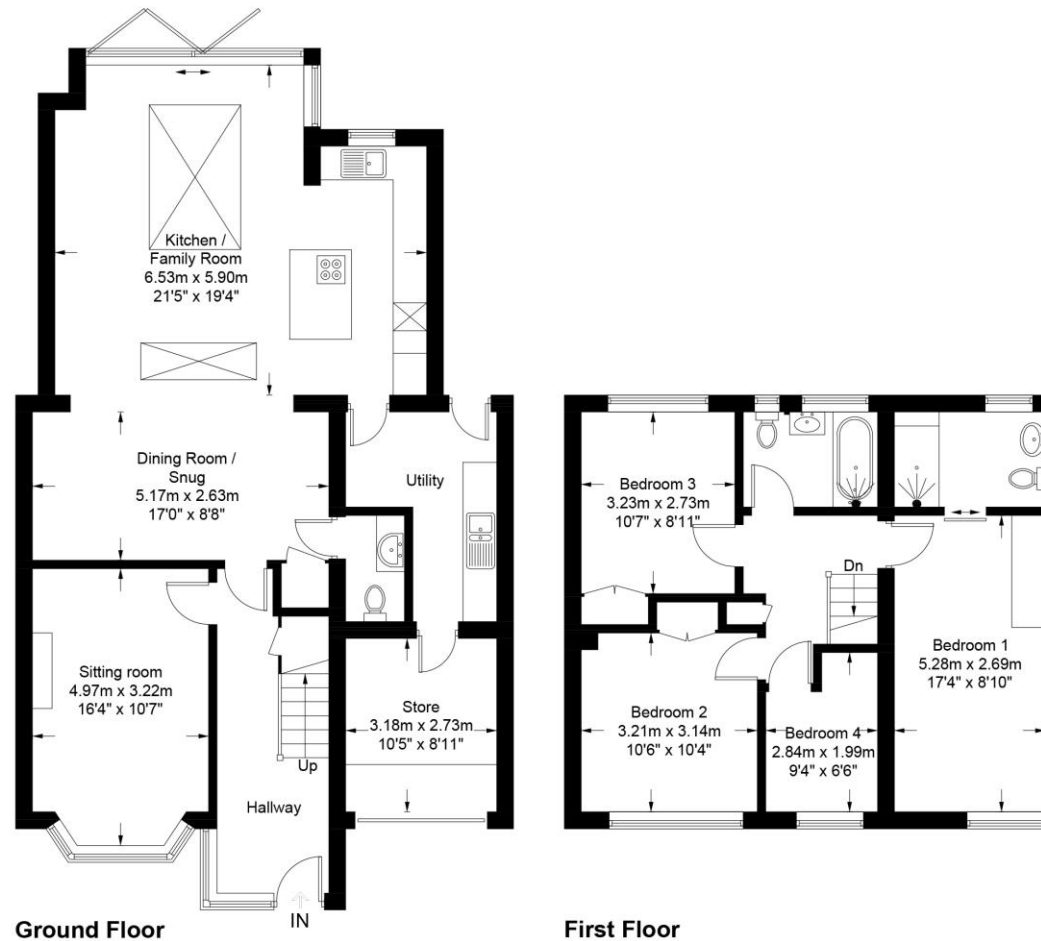
THE GARDENS:

The rear garden is a joy. There is a door to the garden from the utility room, which leads into the former garage (now store), but the principal access to the garden is from the fabulous bifold doors leading from the kitchen/family room, which opens onto a deep decked terrace, ideal for outside dining, and a step up onto a long lawn with flowering shrubs to either side.

The rear of the house has an unusual but very attractive grey k-render, adding to the contemporary feel of this superb home. The front of the house has an attractive front garden, with raised beds, parking on a shingle driveway. The former garage was split to create the utility room, and is now a large useful store.



Approximate Gross Internal Area = 160.6 sq m / 1729 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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