



Hunters Moon, West Hill Road North, South Wonston, SO21 3HH

Guide Price: £625,000 Freehold



Hunters Moon, West Hill Road North, South Wonston

4 Bedrooms, 2 Bathrooms

Guide Price: £625,000

- A detached four-bedroom home in popular village
- Well-fitted contemporary kitchen/breakfast room with garden views
- Large sitting room with open fire
- Dining room with French windows to the garden
- Principal Bedroom with Fitted Wardrobes and Ensuite Shower Room
- Three further bedrooms and recently refitted family bathroom
- East and south facing garden with mature shrubs, borders and specimen trees
- Detached garage, driveway and parking
- Walking distance to local shop and school
- In Catchment for South Wonston Primary School and Henry Beaufort Senior School
- Council Tax Band F, EPC Band C





HUNTERS MOON, WEST HILL ROAD NORTH, SOUTH WONSTON, HAMPSHIRE, SO21 3HH

A charming brick-built home, dating from the early 1980s, set off the road down a shared private drive, offering seclusion and spacious living. Hunters Moon is found along a short tree lined drive shared with just two other homes. Approached via a path beside the garage clad with a 40-year-old Wisteria, this double fronted home has a small front garden, mainly laid to lawn.

From the front door a hallway, with modern cloakroom and understairs storage, gives access to all principal areas of the house. On the right is the large sitting room with an open fireplace with limestone surround. Windows overlooking the front garden flood this room with light and glazed double doors open onto the dining room, with access to the kitchen and French windows to the garden and patio.

The recently redecorated kitchen is spacious enough to easily accommodate a good sized breakfast table and provides a wealth of contemporary style cabinetry and storage in a modern soft grey, both above and below the plentiful melamine work surfaces. There's a four-burner gas hob, with extractor fan and in-built eye-level oven and grill, and offers spaces for a modern fridge/freezer unit, washing machine and dishwasher. Windows overlook the rear garden, and a side door provides access to it.





UPSTAIRS: From the hallway stairs rise to the first floor, where there is a generously sized landing with useful linen cupboard and access to the loft above.

The principal bedroom benefits from a range of built-in wardrobes, an en-suite shower room, wood style flooring and windows overlooking the rear garden. There are three further bedrooms, two doubles and a good-sized single, and a recently refitted family bathroom with bath and separate shower.





REAR GARDEN: The back garden faces both east and south and has an attractive patio for summer entertaining and relaxing. The flower beds, mature shrubs and trees provide interest all year round for gardeners, but a low maintenance design allows for easy enjoyment for all. A separate cleverly located patio area to the rear of the garden catches the westerly evening sun.

THE VILLAGE: South Wonston is a popular village set on the edge of Winchester in the Worthy Downs. It benefits from a GP Surgery, village shop and post office, a Village Hall and licenced Social Club. The village enjoys many local walks, and the award winning Wonston Arms is also nearby in the hamlet of Wonston. The local recreation grounds offer football pitches, tennis and many other activities, and the village's successful local football team, The Swifts, play in Hampshire's premier league.

PROPERTY INFORMATION:

Services: All mains services connected.

Rights and easements: Hunters Moon has the rights to maintain a gas pipe which passes through the garden of Catkins, neighbouring property

Parking for two cars in and in front of garage, and street parking available

Construction: Brick built with concrete tiles.

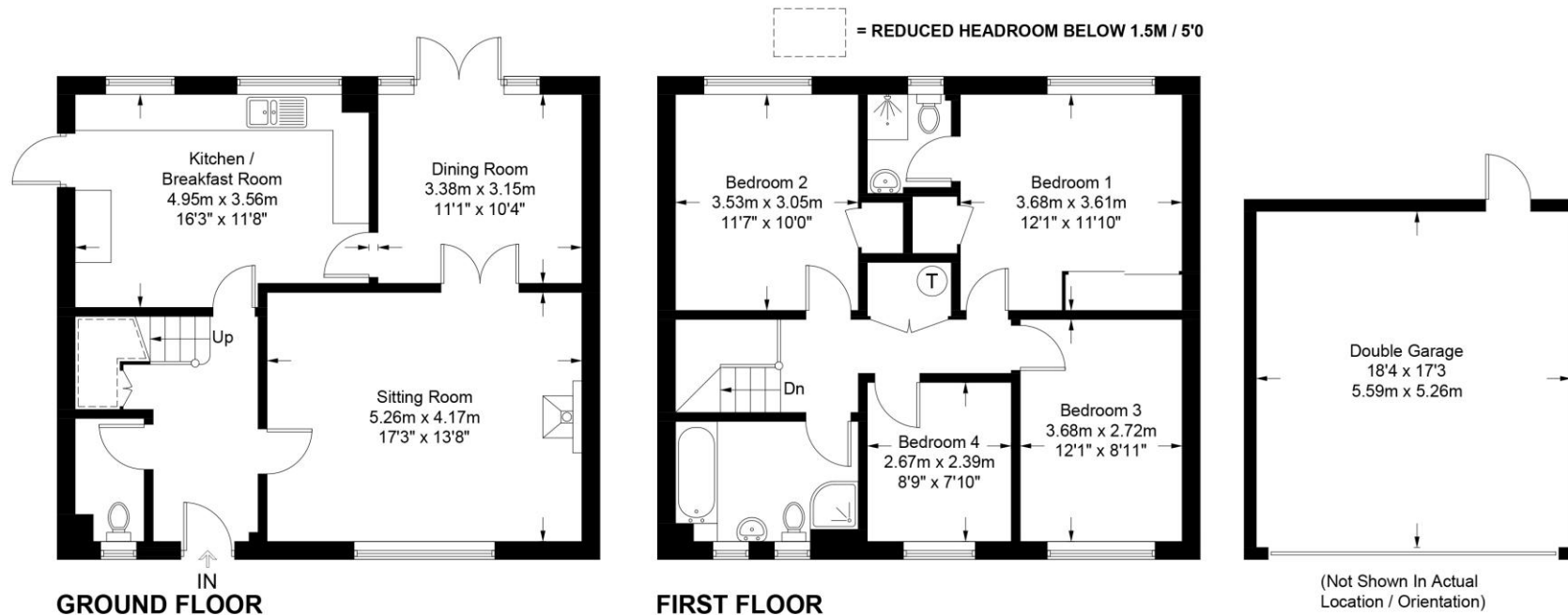
Windows modern UPVC Fensa certificate 2007

New boiler installed 2015

Broadband speed: Superfast available, 36Mbps (Ofcom checker)

Hunters Moon is on a shared drive, leading to three properties with an arrangement to share costs of the upkeep of the left hand side shrubbery and tarmac drive.

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft
 Garage = 29.4 sq m / 316 sq ft
 Total = 155.8 sq m / 1676 sq ft



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