



Brooklyn, Twynhams Hill - SO32 2JL

Offers in excess of OIEO £675,000

WHITE & GUARD



# Brooklyn

## Twynhams Hill, Southampton

Constructed in 1890 this period detached residence is presented in excellent cosmetic order. Set along a quiet lane in Shirrel Heath and having undergone a significant level work, carried out by the current owners this well proportioned home showcases three double bedrooms with an en-suite and four piece family bathroom. The ground floor provides a large 20ft lounge dining room, modern fitted kitchen, a further sitting room and a ground floor cloakroom. Externally there is double driveway, a large and well maintained rear garden and home office.

### LOCATION

Shirrell Heath is a quiet village that sits conveniently between the pretty market towns of both Bishops Waltham and Wickham that offer a range of shops, restaurants and general amenities. Neighbouring Botley is also within easy reach and has a mainline railway station with the area also being within the heart of the pretty Meon Valley which is surrounded by many beautiful walks along with a network of bridleways. As well as all of this, there are a number of good schools locally, one of which being Swanmore College that caters for 11-16 year olds and has academy status. All main access routes are also easily accessible, enabling direct and fast routes to Winchester, Portsmouth, Southampton, Chichester, Guildford and London.

- WINCHESTER COUNCIL BAND F
- EPC RATING D
- FREEHOLD
- THREE BEDROOM PERIOD DETACHED HOME
- IMMACULATELY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- ENSUITE TO MASTER BEDROOM
- DOUBLE DRIVEWAY
- LARGE REAR GARDEN WITH HOME OFFICE



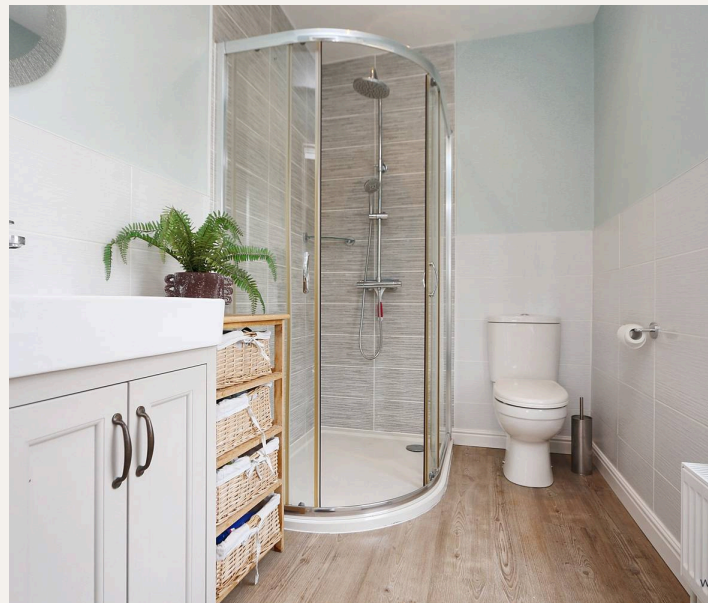




## INSIDE

An oak framed porch accessed through an oak front door leads to a welcoming entrance hall. Stairs lead to the first floor and internal doors leads through to the principal ground floor living accommodation. A spacious 20ft lounge dining room features double glazed bi-folding doors to the rear which open onto the garden, while the living area has a feature Parkray log burning fire with oak mantle and black granite hearth. A door within the dining area provides convenient access to a modern fitted kitchen which comprises a matching range of wall and base level units set in a traditional style with complimentary oak effect work surfaces over which incorporate an inset stainless steel sink and drainer and allows space for a range cooker. Further integrated appliances include a double height fridge and freezer, dishwasher, washing machine and tumble dryer. Furthermore, there is a cupboard enclosing a wall mounted Vaillant central heating boiler and an oak door leading to the garden. Positioned off the hallway is a conveniently located floor cloakroom, and the accommodation is completed by an additional reception room in the form of a well sized sitting room which offers flexible use to suit a purchasers requirements.

An attractive first floor landing has a double glazed window at the front elevation which provides an abundance of natural light along with access to the loft space via a hatch and pull down ladder. The master bedroom positioned at the front the house, is a well presented room benefitting from a fitted wardrobe, ornate feature fireplace and allows further space for freestanding bedroom furniture. An adjoining en-suite offers an enclosed mains shower cubicle with complimentary tiling, wash hand basin and WC. Bedrooms two and three are both well-proportioned double bedrooms, bedroom two provides two double fitted wardrobes whereas the third room allows ample space for freestanding furniture. A well-appointed and sizeable family bathroom comprises a fitted panel enclosed bath, separate mains shower cubicle, wash hand basin and WC.



## OUTSIDE

A front garden is enclosed by a low level wooden fence and is mainly laid to lawn, to one side a dropped kerb provides vehicular access to a shingled double driveway. The expansive rear garden is predominantly laid to a well maintained lawn and enclosed with a range of wood panel fencing and mature hedging and shrub borders. An attractive seating patio terrace extends from the rear of the house and found at the rear of the garden is a purpose built home office, which is has power and lighting, as does the adjoining shed.

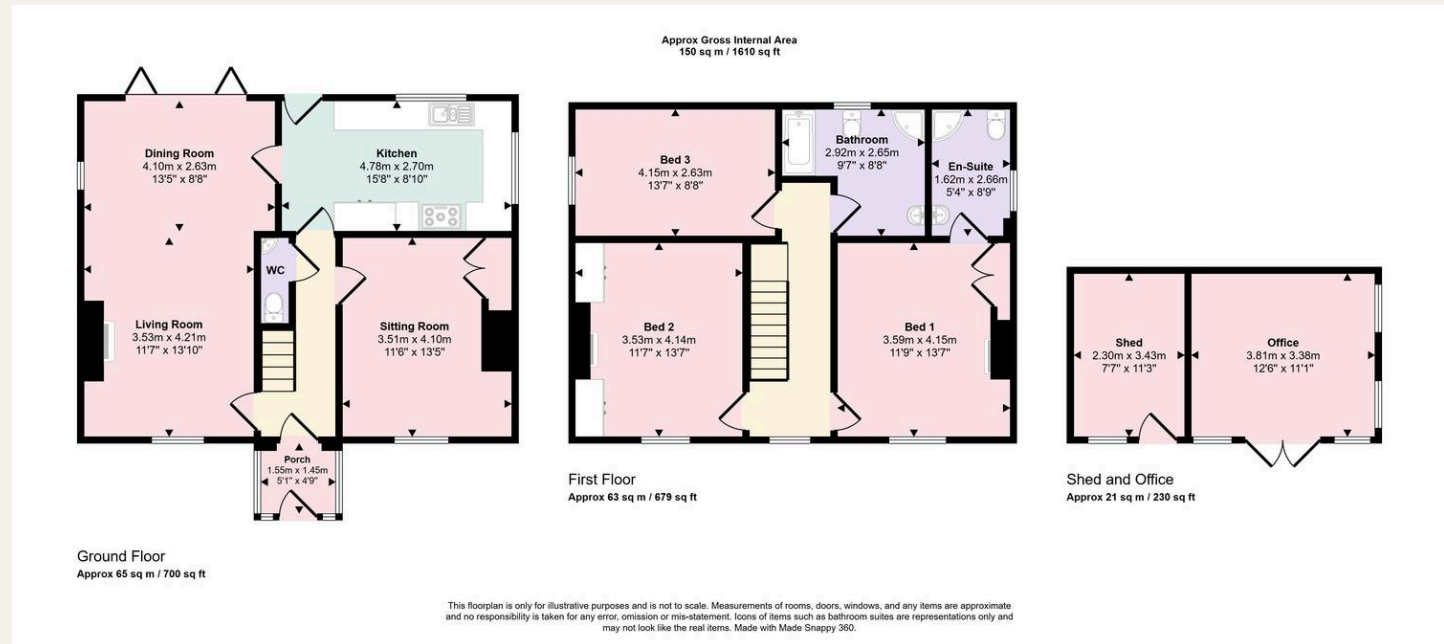
## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed.

## Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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