



Nony
Kerr Smiley
Estate Agents

2 Beechcroft Close, Twyford, SO21 1NE
Offers In Excess Of £1,200,000 Freehold

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in association with
MARTIN&CO

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2 Beechcroft Close, Twyford SO21 1NE

5 Bedrooms, 3 Bathrooms

Offers In Excess Of £1,200,000

- Attractive five-bedroom detached home situated in the sought-after village of Twyford
- Elegant entrance hall, spacious living room and cosy family/garden room
- Impressive open plan kitchen/dining/family room with doors opening onto the garden terrace
- Study, Cloakroom and large utility room
- Principle bedroom suite, dressing room, en-suite bathroom
- Four further double bedrooms, one with en-suite facilities, stylish family bathroom
- Beautifully landscaped gardens with sun terrace
- Large double garage and additional off-road driveway parking for two vehicles
- Conveniently located close to the local post office, village shop, and The Bugle Public House
- In catchment for Twyford St Marys CofE Primary School and The Westgate School
- Council Tax Band G, EPC Band C



2 BEECHCROFT CLOSE TWYFORD, SO21 1NE

An exceptionally well-presented detached family home, enjoying a wonderfully peaceful and private position in one of Twyford's most desirable residential settings.

Tucked away off Bourne Lane, Beechcroft Close is an exclusive collection of just four individual homes constructed by the respected developers Antler Homes in 2005. The property has been lovingly maintained by its original owners and offers an appealing combination of traditional architectural character, generous proportions and beautifully appointed accommodation.

Approached along a pathway flanked by lawns and established planting, the attractive red-brick elevations, twin bay windows and welcoming entrance porch create an excellent first impression. The sense of quality continues inside, where a spacious central reception hall provides an elegant introduction to the house, with its handsome oak staircase and natural wood flooring.

The ground floor accommodation has been thoughtfully arranged to provide an excellent balance of formal reception rooms and relaxed family living spaces.

KITCHEN/DINING ROOM: Undoubtedly one of the highlights of the house is the impressive kitchen/dining room, a wonderfully sociable space extending across the rear of the property. Generously proportioned and filled with natural light, this superb room provides ample space for cooking, dining and informal relaxation, making it ideally suited to modern family life and entertaining.

French doors open directly onto the garden terrace, creating a seamless connection between the house and its attractive outdoor surroundings, particularly during the warmer months. A separate **utility room** provides valuable additional storage and laundry facilities, together with independent access to the outside.





SITTING ROOM: The spacious sitting room is another particularly appealing feature, with its attractive bay window, feature gas fireplace and generous proportions providing an inviting setting for both everyday relaxation and more formal entertaining.



SNUG: A separate snug, positioned towards the rear of the house, offers a delightful additional reception room with doors opening directly onto the garden.

This versatile space is ideal as a cosy television room, children's playroom or peaceful retreat.

STUDY: Completing the ground floor is a well-proportioned study with an attractive bay window, providing an excellent environment for home working, together with a conveniently positioned cloakroom.





AND SO TO BED: Upstairs, a spacious galleried landing leads to five bedrooms and the family bathroom, with the accommodation offering considerable flexibility for families of all ages.

PRINCIPAL BEDROOM SUITE: The principal bedroom suite is particularly impressive, enjoying lovely views over the garden and featuring plantation shutters, a generous walk-in dressing room and a beautifully appointed en-suite bathroom with both a separate bath and spacious double shower.





ENSUITE GUEST BEDROOM, AND FURTHER BEDROOMS: There are four further bedrooms, one benefiting from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, also fitted with a separate bath and shower.

Two of the bedrooms are currently arranged as a home office and a craft room, demonstrating the adaptability of the accommodation to suit individual requirements.





2 BEECHCROFT, TWYFORD

2 Beechcroft is a detached house set in a 0.20-acre plot and was newly constructed by Antler Homes in 2005.

Construction: Red brick elevations under a pitched tile roof.

Conservation area: The property sits within the boundary of the South Downs National Park

Tenure: Freehold

Services: Mains Gas, Electricity, Water, Sewage and Wastewater all connected to the mains.

Heating and Energy: Gas fired central heating (boiler replaced in yr2020)

Parking: Double garage and two allocated driveway parking spaces

EPC Band C

Council Tax Band G

Broadband: (Source Ofcom): Ultrafast Broadband available: 1000 mbps download

Flood Risk (Source: Govt Environment Agency): Rivers and Seas and Surface Water Risks Very Low.



Education: This property comes within the enviable school catchment area of Twyford St Mary's CofE primary School, The Westgate School and Peter Symonds 6th Form College. Nearby independent schools include Twyford Preparatory School, Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School and Princes Mead



RESIDENTS MANAGEMENT COMMITTEE: The residents of Beechcroft Close, Bourne Fields and Dunford Acres have formed a Road Club residents committee to maintain the road and verges with £140pa contribution from each property.

LOCATION: Twyford is a popular and well-connected village just three miles south of Winchester, offering a great mix of everyday amenities and village charm.

There are a post office and shop, a café, hairdressers, a pharmacy, a doctor's surgery, dentist, play parks, a well-regarded primary school, and the highly respected Twyford Preparatory School. The village also boasts two pubs, including The Bugle – a much-loved pub and restaurant known for its excellent food.

Shawford, the neighbouring village, is within easy walking distance and has a mainline railway station with direct trains to London Waterloo in just over an hour, plus the bonus of free parking. The scenic Bridge Inn sits beside the River Itchen and is a favourite local spot. The nearby villages of Otterbourne and Compton also offer additional shops and popular pubs.

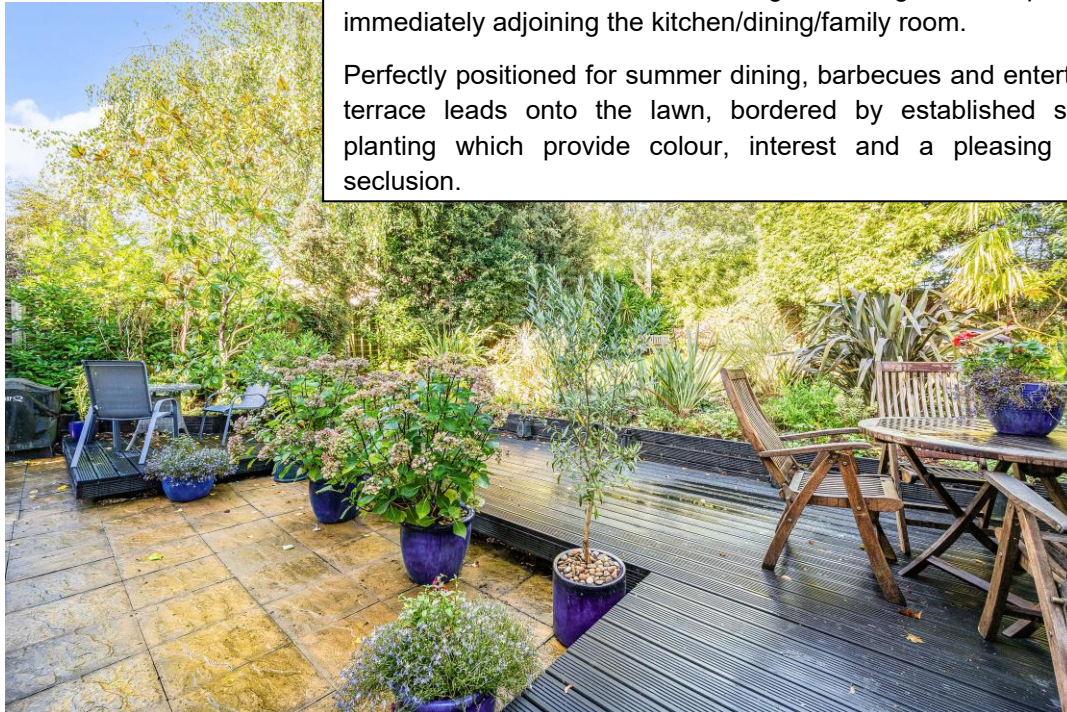
Winchester, only about 3.7 miles away, is a historic cathedral city full of character and provides a wider range of facilities including shops, restaurants, cultural attractions, a theatre, cinema, and a mainline station.



OUTSIDE: The property occupies a delightful plot extending to approximately 0.20 acres, with the gardens providing a particularly attractive and private setting.

REAR GARDEN: The beautifully landscaped rear garden provides an ideal environment for outdoor living, with a generous, paved terrace immediately adjoining the kitchen/dining/family room.

Perfectly positioned for summer dining, barbecues and entertaining, the terrace leads onto the lawn, bordered by established shrubs and planting which provide colour, interest and a pleasing degree of seclusion.



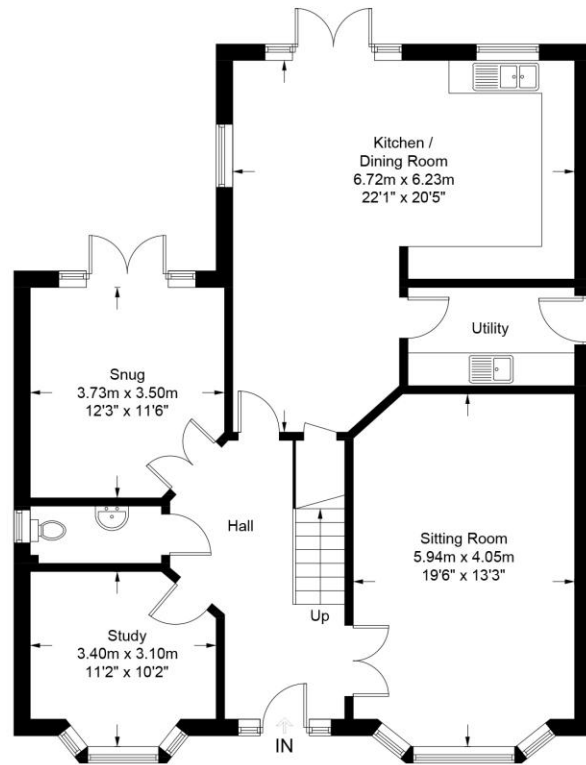
FRONT GARDEN: To the front, an established lawn, neatly maintained hedging and mature planting complement the handsome elevations of the house, while the secluded position within this small development contributes to a wonderful sense of peace and privacy.

PARKING: parking provision is another notable advantage of the property, with a substantial detached double garage (*note, half of the four way garage photographed*) fitted with electric up-and-over doors, together with two allocated off-road parking spaces. The garage offers excellent space for vehicles, storage and other practical requirements.

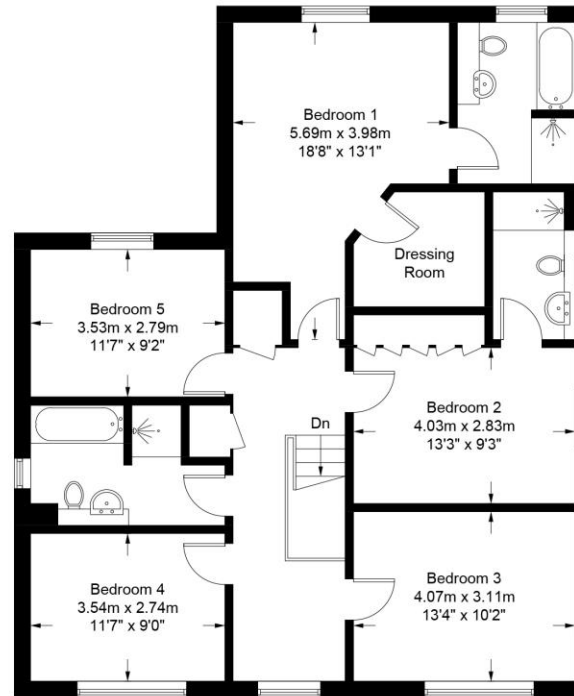
Approximate Gross Internal Area = 211.9 sq m / 2281 sq ft

Garage = 34.5 sq m / 371 sq ft

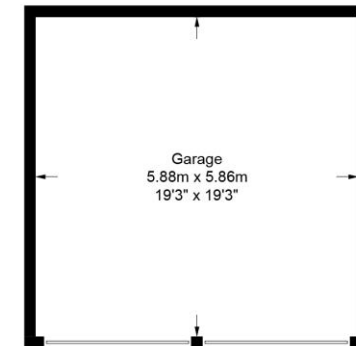
Total = 246.4 sq m / 2652 sq ft



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

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