

Station Close, Itchen Abbas

At home in Hampshire

Hellards

3 Baxter Cottages

STATION CLOSE, ITCHEN ABBAS SO21 1AY

Offers in the Region of £500,000

- Stylish, Modern Family Home
- Extended to Offer Four Bedrooms
- Further Permission to Extend
- Allocated Parking for Two Cars
- Good Sized Kitchen/Breakfast Room
- Very Pretty Private Garden

Situated in a quiet location within the sought-after village of Itchen Abbas, a modern property extended by the current owners to offer four good sized bedrooms - there is further planning granted to extend to the rear (SDNP/23/01110/HOUS) to create a larger kitchen as well as further upstairs space.

An attractive brick built property located towards the end of a cul-de-sac, this modern home has an entrance hall and a good sized living room to the front, with a lovely refitted kitchen/breakfast room to the rear. A door from the kitchen leads to the pretty rear garden. There is also a downstairs cloakroom. Upstairs, there are two double bedrooms and a single bedroom and the family bathroom is fitted with a white suite, stylish tiles and shower over the bath. A further staircase leads to the second floor double bedroom flooded with light from both Velux and dormer windows. There are plentiful fitted wardrobes, providing ample storage.

To the rear is a very pretty and private garden, with a terraced area and built in bar, ideal for entertaining, as well as lawn and flower beds planted for colour. A shed provides good garden storage.

To the front is block paved access and there is allocated parking for two within the communal parking area. There is useful access to the rear garden via the alleyway to the side of the house.

The current owners have upgraded with new carpets and doors throughout and a new bathroom installed 3 years ago. Understairs storage fitted last year and a new boiler installed in 2023.













Itchen Abbas is a popular village located in between Winchester and Alresford, and is positioned within the beautiful South Downs National Park, with its rolling hills and crystal clear trout streams. The village has a lively community with a primary school, church, pub and village hall. There are stunning walks from the doorstep, one of which follows the River Itchen across meadows to Easton, where there are a couple of welcoming pubs. Winchester railway station is about 10 minutes away, as is the M3 and A34, The village is ideally located for anyone requiring easy access to London, the Midlands or south coast.

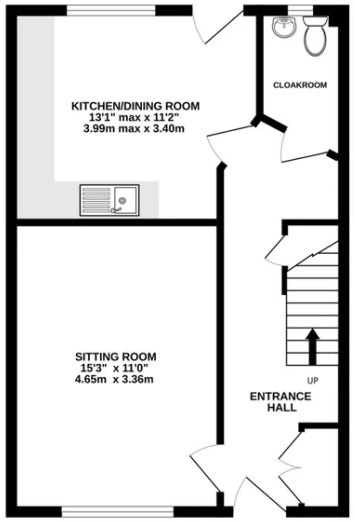
SERVICES
Mains electricity, gas central heating, mains water.
Private drainage, maintained by Winchester City Council

LOCAL AUTHORITY
Winchester City Council
Council Tax Band D

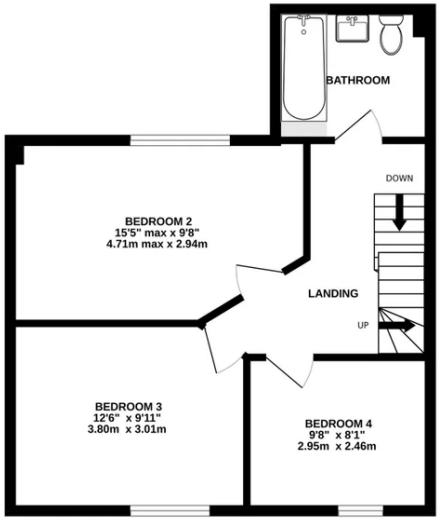
DIRECTIONS
From our offices in Broad Street, turn onto West Street and follow the road through the Avenue. After the railway bridge, turn right onto the B3047 signposted to Itchen Abbas. Follow the road for 2.7 miles and turn right onto Old Station Road. Turn right again onto Station Close, and the house will be towards the end of the close on your right hand side.

What3words: ///never.invisible.writing

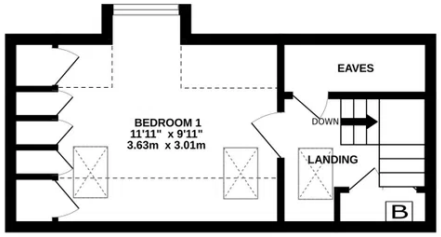
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



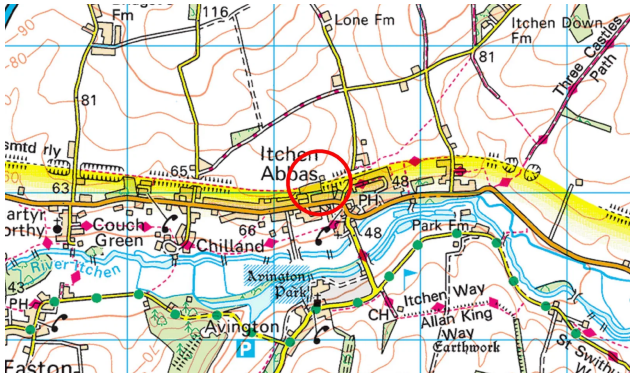
2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



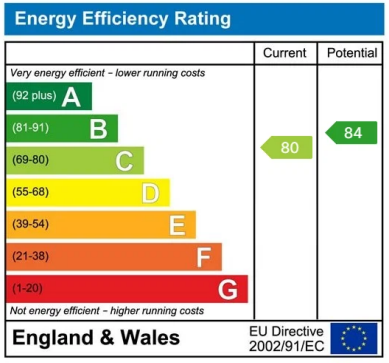


TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.