



**Rowe
& Co.**

16 Port Lane, Hursley

Winchester

£490,000

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& Co.



16 Port Lane

Hursley, Winchester

Situated in the charming and highly sought-after village of Hursley, this attractive and spacious home offers approximately 1,216 sq ft of versatile living accommodation. The ground floor comprises a welcoming entrance hall, cloakroom, well-appointed kitchen/breakfast room, comfortable lounge, and a bright conservatory overlooking the garden. The first floor features three bedrooms and a family bathroom. Externally, the property benefits from a garage, off-road parking, and a well-maintained rear garden, providing an ideal space for relaxation and outdoor entertaining.

LOCATION

Hursley is a highly sought-after and thriving village set amidst picturesque rolling countryside, ideally positioned for convenient access to Winchester, Romsey, and Southampton. The village offers an excellent range of local amenities, including a Post Office, newsagent, butcher, two traditional public houses, a charming church, and the highly regarded John Keble C of E Primary School. A wider selection of educational, leisure, and shopping facilities can be found in nearby Winchester. The area benefits from an excellent choice of both independent and state primary and secondary schools, together with a leisure centre, sports clubs, and several golf courses. Communications are particularly strong, with easy access to the M3, M27, A31, and A34. Regular rail services from Winchester provide journeys to London Waterloo in approximately one hour, while Southampton International Airport is also within easy reach.

Council Tax band: D - Tenure: Freehold

EPC Energy Efficiency Rating: C



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INSIDE

You enter the property through a spacious entrance hall, with doors leading to all principal rooms, including the cloakroom, and stairs rising to the first floor. A further door leads into a beautiful kitchen/breakfast room at the front of the property, featuring painted units and ample space for a dining or breakfast table.

To the rear is a generous reception room spanning the full width of the property, centred around a charming wood-burning stove. Beyond this is a modern conservatory, providing valuable additional family living space and enjoying views over the beautifully landscaped garden. The first floor offers three well-proportioned bedrooms, all served by a stylish family bathroom.

OUTSIDE

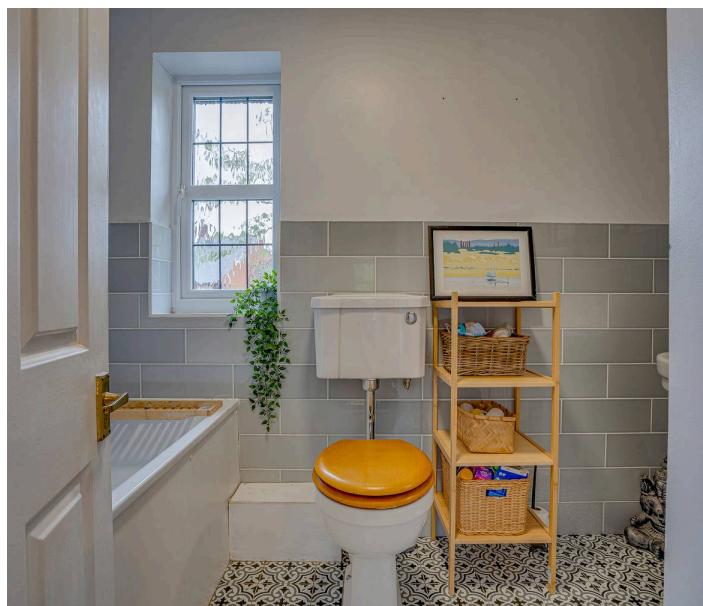
The rear garden is attractively landscaped for ease of upkeep, comprising a flat lawned area complemented by a generous sandstone patio, creating an excellent space for relaxation and entertaining.

A rear access gate leads to the single garage situated within a nearby block, with parking available immediately in front.

- Garage
- Three Bedrooms
- Tasteful Finishings
- Cloakroom
- Village Location
- Landscaped Garden

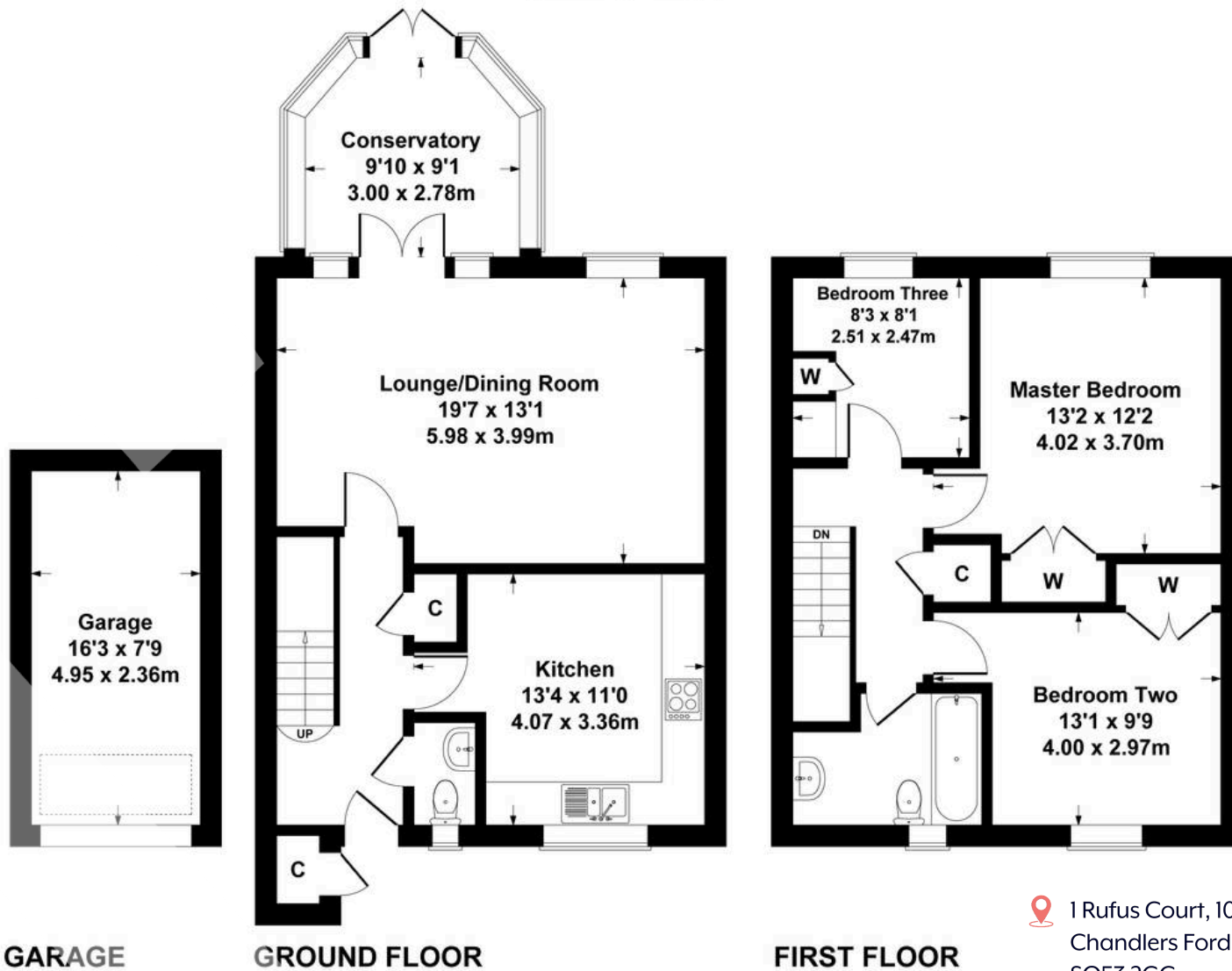


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Approximate Gross Internal Area
1216 sq ft - 113 sq m
(Including Garage)



GARAGE

GROUND FLOOR

FIRST FLOOR

📍 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

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Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.