



Nony
Kerr - Smiley
FREELANCE ESTATE AGENT

3 Sussex Close, Hursley, SO21 2JQ
Guide Price: £795,000 Freehold

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in association with
MARTIN&CO

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3 Sussex Close

Hursley, Winchester, SO21 2JQ

3 Bedrooms, 2 Bathrooms

Guide Price: £795,000

- Charming Detached Village Property
- Welcoming Entrance Hallway leading to all ground floor rooms
- Bright Sitting Room with French Windows to Gardens
- Beautifully Fitted Modern Kitchen/Dining Room with French Windows to Garden
- Utility Room and Cloakroom
- Spacious First Floor Landing with study area
- Master Bedroom with Ensuite and Dressing Area
- Two further double bedrooms
- Barn style carport and further parking
- Charming and sought after village with log fired pubs, and village shops
- In catchment for John Keble CofE Primary School and Kings' School
- Council Tax Band F, EPC Band B



3 SUSSEX CLOSE HURSLEY, HAMPSHIRE, SO21 2JQ

Charming cottage style detached family home within easy walking distance of the shops and pubs within the village centre in Hursley, overlooking the countryside, village church and beautiful chimneys of Hursley, yet quietly tucked away.

The Property was built in 2012 with all mains services connected. It is of traditional construction under a tiled roof, with cavity wall insulation and double glazing and there is underfloor heating throughout the ground floor.

A spacious and welcoming hallway leads to all main rooms.

The kitchen/dining room is over 26' long, with double doors to the garden.

The kitchen area is fitted with a wealth of oak fronted cabinetry, with integrated appliances, all under granite work surfaces. There is a useful centre island with deep overhang, ideal for use as a breakfast bar, which cleverly separates the kitchen area from that of the dining area which, in turn, leads to the utility room.

The sitting room is bright room with a gas 'woodburner' set into a marble fireplace and has double doors to the garden.

There is also a useful utility room and cloakroom.

Upstairs, there is a spacious first floor landing, with ample space to create a reading or study area, and a family bathroom.

The principal bedroom suite also benefits from a dressing room and ensuite shower room.

There are two further bedrooms, each with built in wardrobes.









GARDEN AND OUTSIDE SPACE:

Outside the enclosed rear garden has a terrace leading onto a lawn.

There is a single barn style car port with door leading to the garden, and further parking for a number of cars.



PROPERTY INFORMATION:

CONSTRUCTION: Detached three-bedroom home, built in the 2012, with red-brick elevations under a tile roof with dormer windows to the first floor. Overall plot size 0.09 acres.

LOCAL AUTHORITIES: Hampshire County Council, Winchester City Council.

PARKING: The property benefits from a car port and driveway parking.

SERVICES: Mains gas, electricity and water and drainage are connected.

TENURE: Freehold. Council Tax Band F; EPC Band tba.

BROADBAND: (Source: Ofcom) Ultrafast Broadband is available with up to 1800mbps download speeds.

FLOODING: (Source: Govt Environment Agency): Surface water, and Rivers & Seas: All Risks are Very Low.

SHARED AREA: The property is set at the top of a private shared driveway, this one being tucked away quietly at the rear. It is managed by the residents mgt company Sussex Close (Hursley) Management Company Ltd. All new owners are required to be a director and have a 25% share certificate. Each owner pays £10pcm to cover maintenance_and filing of accounts.

LOCATION: Hursley is a wonderful village with a rich history dating back to the late 12th century which includes the village and parish having once been owned by the Bishop of Winchester until 1552 when it passed to Edward V1.

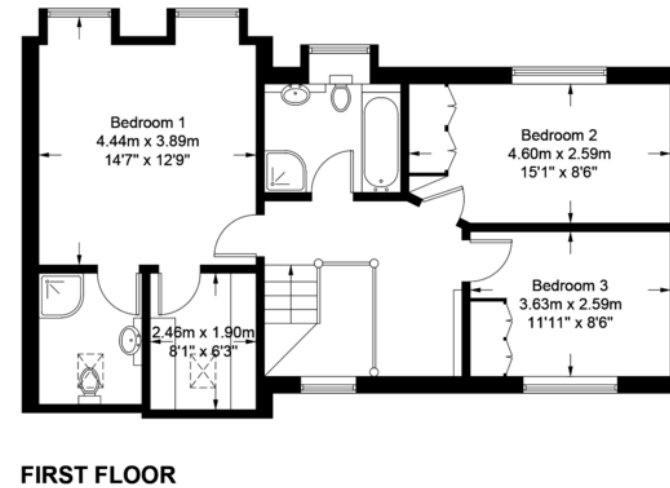
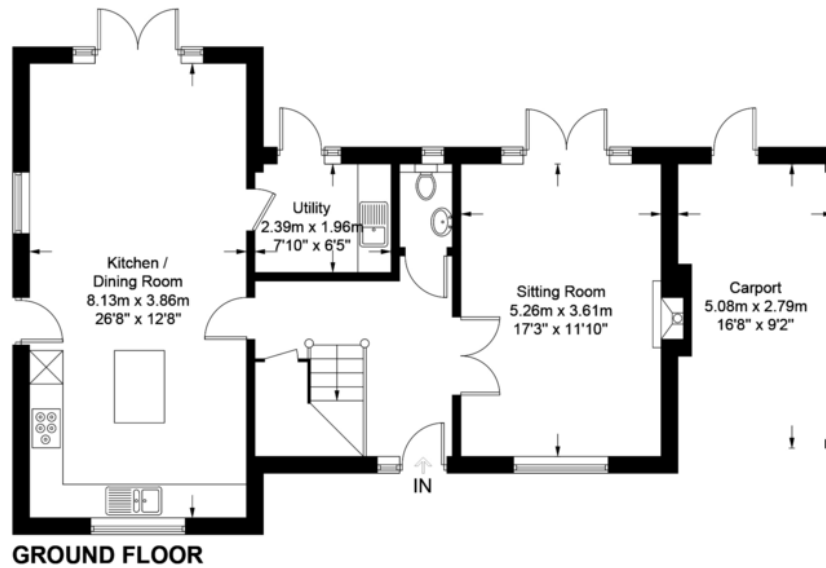
Ownership was changed a few times over the centuries including to Elizabeth I, and even to the son of Oliver Cromwell in 1643.

The village today enjoys a thriving community, has two popular pubs (The Dolphin and The Kings Head), and both a village store, primary school and butcher.

EDUCATION: John Keble CofE Primary School is well regarded, and the property also comes in catchment for Kings School and Peter Symonds 6th Form College.



Approximate Gross Internal Area = 137.6 sq m / 1481 sq ft
(Excluding Carport)



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