






## MULBERRY HOUSE, AVINGTON LANE

Itchen Abbas, Winchester



# ITCHEN ABBAS, WINCHESTER

An impressively presented, family house in the Winchester village of Itchen Abbas.

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Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Listed: Grade II

**Guide price: £2,000,000**



## ITCHEN ABBAS, WINCHESTER, SO21

Mulberry House is located in the Winchester village of Itchen Abbas in the picturesque Itchen Valley. The village has a pub, village hall and primary school. The market town of Alresford is just over 4 miles away, and the cathedral city of Winchester is 6.7 miles away, which both offer an excellent range of shops, restaurants, cultural facilities, events and a mainline railway station with trains to London Waterloo from 58 minutes. Schooling in the area is excellent with the local village primary school and nearby private schools including Princes Mead, St. Swithuns School, Pilgrims, Winchester College and Twyford. In Winchester, there are also excellent state secondary schools and Peter Symonds Sixth Form College. (Times and distances are approximate)









## MULBERRY HOUSE

The property combines traditional features with modern comforts. Inside, you'll find a well-proportioned layout that includes a dual-aspect and large reception hall, a separate dining room, both with a feature fireplace. A contemporary and spacious sitting room with double bi-folding doors out to the south-facing garden terrace and a fireplace with log burner, flows into the modern kitchen/breakfast room with vaulted ceiling and additional bi-folding doors out to the garden, benefiting from natural light, ideal for entertaining and flexible family living. Additionally, a utility room and two cloakrooms make up the ground floor.

The modern principal bedroom offers an en suite bathroom, while the further four bedrooms are generously sized and complemented by two well-appointed family bathrooms.

Outside, Mulberry House boasts a sizeable garden, perfect for outdoor entertainment, mostly laid to lawn with mature trees and laurel border creating privacy, a garden terrace and a swimming pool. The property has a private driveway with ample parking, an EV charging facility and a double garage with storage space. Further, there is a garden store and a pool house.



EV charging point

Gas: Mains

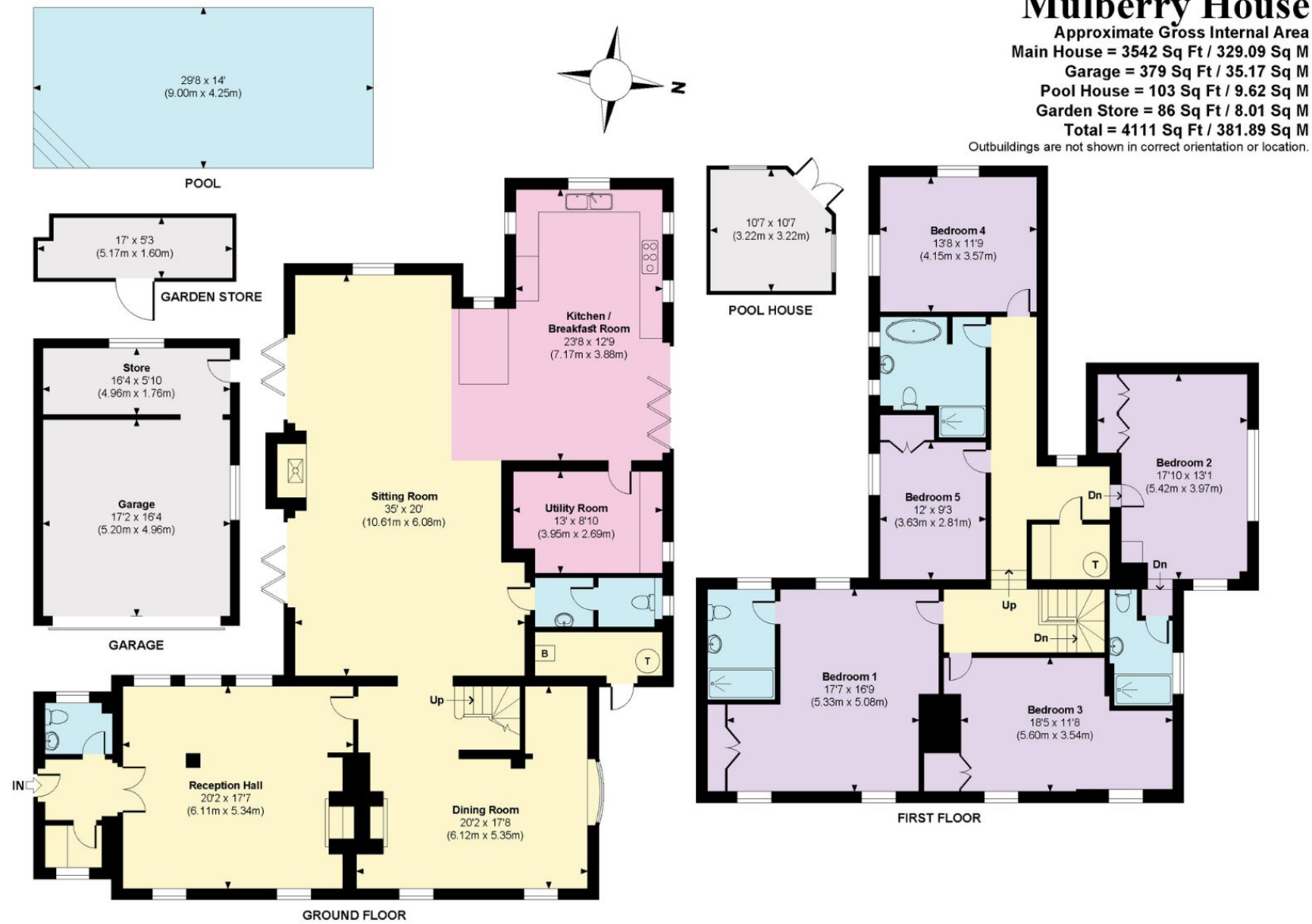
Drainage: Septic Tank

Electricity: Mains

Water: Mains







Approximate Gross Internal Area = 361.89 sq m / 4111 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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