



THE COACH HOUSE, CRAWLEY
Winchester, Hampshire



CRAWLEY, WINCHESTER

A contemporary, well-proportioned detached family home, located in the heart of the desirable Winchester village of Crawley.



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Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,300,000



The property dates back to the early 19th Century and was originally believed to have been a general farm store, later serving as the village shop. The recent owners have undergone a full renovation, creating a modern and flexible living space. A porch welcomes you into a spacious entrance hall, which flows into the triple aspect sitting room, featuring two bay windows and an open fireplace with a 'Jetmaster' fire. To the left of the ground floor is the impressive open-plan kitchen/dining room, featuring a shaker-style kitchen, a centre island, and a bi-folding door leading out to the garden terrace, as well as a dining area and social space that accommodates flexible family living and entertaining. Additionally, off the kitchen is a utility and a downstairs cloakroom. The first floor can be accessed by one of two staircases; the first staircase, located in the entrance hall, leads to the principal bedroom and a further double bedroom both with built-in storage and a well-appointed family bathroom. A further two bedrooms and a shower room can be accessed from the rear staircase located off the kitchen. The cellar is accessed through a trap door in the reception hall. Outside, the rear garden, located to the left of the property, is a south-facing patio. The remaining garden is laid to lawn, with a brick wall border providing privacy. Additionally, there is a single attached garage and a private driveway.

Gas: Mains

Sewerage: Septic Tank

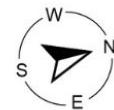
Electricity: Mains

Water: Mains



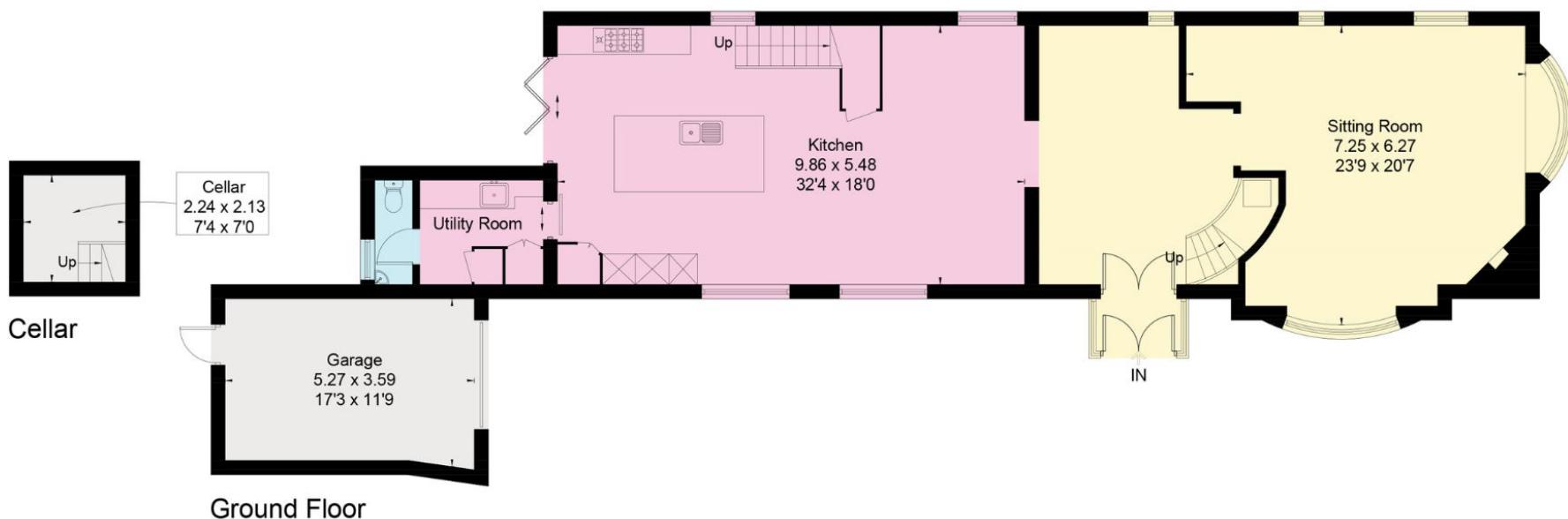


Approximate Floor Area = 241.3 sq m / 2597 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 259.4 sq m / 2792 sq ft (Including Cellar)



First Floor

[Reduced head height below 1.5m]



(Including Garage / Cellar)

Approximate Gross Internal Area = 259.4 sq m / 2792 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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