

£575,000

1 Mount Pleasant

Shirrell Heath, PO17 5AP

A unique and generously proportioned semi-detached family home set within beautifully landscaped gardens extending to approximately 0.3 acres. Enjoying a peaceful semi-rural setting, the property is tucked away at the end of a private access lane and benefits from stunning open views across the surrounding countryside. Designed with family living in mind, the property offers spacious and flexible accommodation including four well-sized bedrooms, with the principal bedroom featuring a dressing room and en-suite, in addition to a family bathroom. The ground floor includes a welcoming entrance hall with WC, kitchen/breakfast room, dining room, a bright double-aspect lounge and a separate study. The rear garden is a standout feature, offering excellent outdoor space along with a versatile garden studio/gym and additional rear access. To the front there is a garage, a shed and off-road parking. An internal viewing is strongly recommended to appreciate the setting, space and lifestyle this home offers.

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PORCH

ENTRANCE HALL

LOUNGE 22' 6" x 12' 8" (6.86m x 3.86m)

KITCHEN/BREAKFAST ROOM 13' 11" x 12' 10" (4.24m x 3.91m)

DINING ROOM 8' 1" x 12' 10" (2.46m x 3.91m)

STUDY 8' 2" x 11' 6" (2.49m x 3.51m)

WC

LANDING

BEDROOM ONE 14' 0" x 12' 9" (4.27m x 3.89m)

ENSUITE

DRESSING ROOM

BEDROOM TWO 13' 7" x 12' 11" (4.14m x 3.94m)

BEDROOM THREE 8' 8" x 11' 6" (2.64m x 3.51m)

BEDROOM FOUR 8' 2" x 11' 6" (2.49m x 3.51m)

BATHROOM

REAR GARDEN Approx - 1/3 Of An Acre

GARAGE 22' 7" x 9' 7" (6.88m x 2.92m)

GYM/GARDEN ROOM 13' 6" x 11' 4" (4.11m x 3.45m)

AGENT NOTES

Owned Solar Panels - Option to have a battery.

LPG Central Heating.



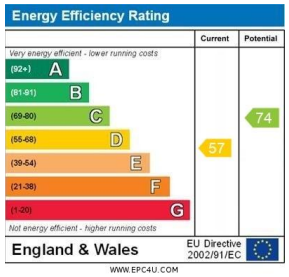
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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