

1 Bridge Terrace, Shawford, Hampshire SO21 2BT

Guide Price £525,000 Freehold

Nony Kerr-Smiley in association with MARTIN&CO

MARTIN&CO

1 Bridge Terrace,
Shawford, SO21 2BT

3 Bedrooms, 1 Bathroom

Guide Price £525,000

- Characterful three-bedroom end of terrace period home set close to riverside walks
- Contemporary extended kitchen/breakfast room with wall of windows and doors to garden
- Sitting room with woodburning stove
- Dining room area with feature fireplace
- Three double bedrooms and stylish family bathroom with bath and separate shower
- Downstairs cloakroom
- Long rear garden and large storage shed
- Local parking, with additional private parking area for up to three vehicles licensed from British Rail
- Close to the village of Shawford, coffee shop, pub and mainline railway station to London Waterloo
- In catchment for Twyford C of E Primary School and The Westgate School









1 BRIDGE TERRACE
SHAWFORD, SO21 2BT

Occupying an enviable position on the edge of the sought-after village of Shawford, this beautifully presented three-bedroom end of terrace period home perfectly combines character features with contemporary living.

Extended to the rear, the property offers a superb open-plan kitchen, dining and living space that forms the heart of the home, while a separate sitting room with a wood-burning stove provides a cosy retreat.

The welcoming entrance door opens into a cosy sitting room at the front of the property, complete with a feature fireplace housing the wood-burning stove.

Beyond, the dining room, also with an attractive art deco feature fireplace, flows seamlessly into the impressive extended kitchen/living area, where a range of contemporary units, generous work surfaces and excellent natural light create an ideal space for both everyday family life and entertaining.

A side door provides access to the pathway to the front, and a cloakroom completes the ground floor accommodation.



















AND SO TO BED:

Upstairs, there are three well-proportioned double bedrooms, all served by a stylishly appointed family bathroom featuring both a bath and separate shower.





EDUCATION: The area is well-served by excellent schools, with catchment for Twyford St Mary's CofE Primary School, The Westgate School and Peter Symonds 6th Form College, and a number of top independent options such as Twyford Preparatory School, Prince's Mead, The Pilgrims' School, St Swithun's, and Winchester College.



1 BRIDGE TERRACE

***Useful information*:**

Construction: An end of terrace early Edwardian property, extensively renovated and extended (predominately in 1991 and 2010) to create a double storey extension to the rear with a further single storey extension. White painted red brick elevation to the front, red brick side elevations under a tile roof. Overall area 0.06 acres.
Services: The property has all mains services (water, gas, electricity and drainage) connected.
Broadband availability: (source: Ofcom) Superfast speed available, 80mbps download, 20mbps upload
Local Authorities – Hampshire County Council, Winchester City Council.
Council Tax Band D; EPC Band D
Parking: Street parking, with additional privately licensed area to the side of the property (via British Rail on licence at c£75pcm) for up to three vehicles.
Flood checker (source: Govt website) Rivers & Seas low risk, Surface Water: Low risk





LOCATION: **Shawford is a popular and well-connected village just three miles south of Winchester, offering a great mix of everyday amenities and village charm.**

Bridge Terrace is one of five cottages in the terrace, sitting within the Shawford Downs, just off Shawford Road along driveway leading to The Malms, and benefits from far reaching rural views.

Within Shawford, there is village life aplenty including The Bridge Inn public house, a parish hall where there are many community gatherings, The Compton and Shawford Lawn Tennis Club, the Compton and Shawford Festival Choir, annual village fete, football and cricket pitches set alongside a pavilion, the 12th century All Saints Parish Church and wonderful riverside walks along the Itchen Navigation.

It also has a mainline railway station to London Waterloo where you will also find Platform One, a fabulous gelato and coffee shop. ***Fun Fact**: Shawford Station was famously used for the filming of the final Victor Meldrew episode of One Foot in the Grave in yr2000, along with filming for a remake of Brief Encounter in 1974 with Sophia Loren.*



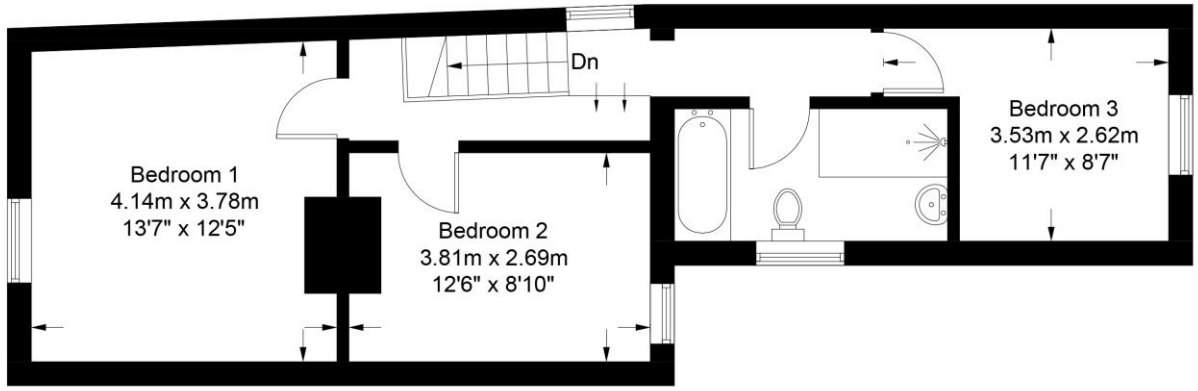


GARDENS: Outside, the property enjoys a long rear garden offering plenty of space for outdoor dining, children's play and keen gardeners alike, together with a substantial storage shed. To the front, in addition to street parking, an additional area of parking on a licence from British Rail (approx. £75pcm) provides off-road parking for up to three vehicles.

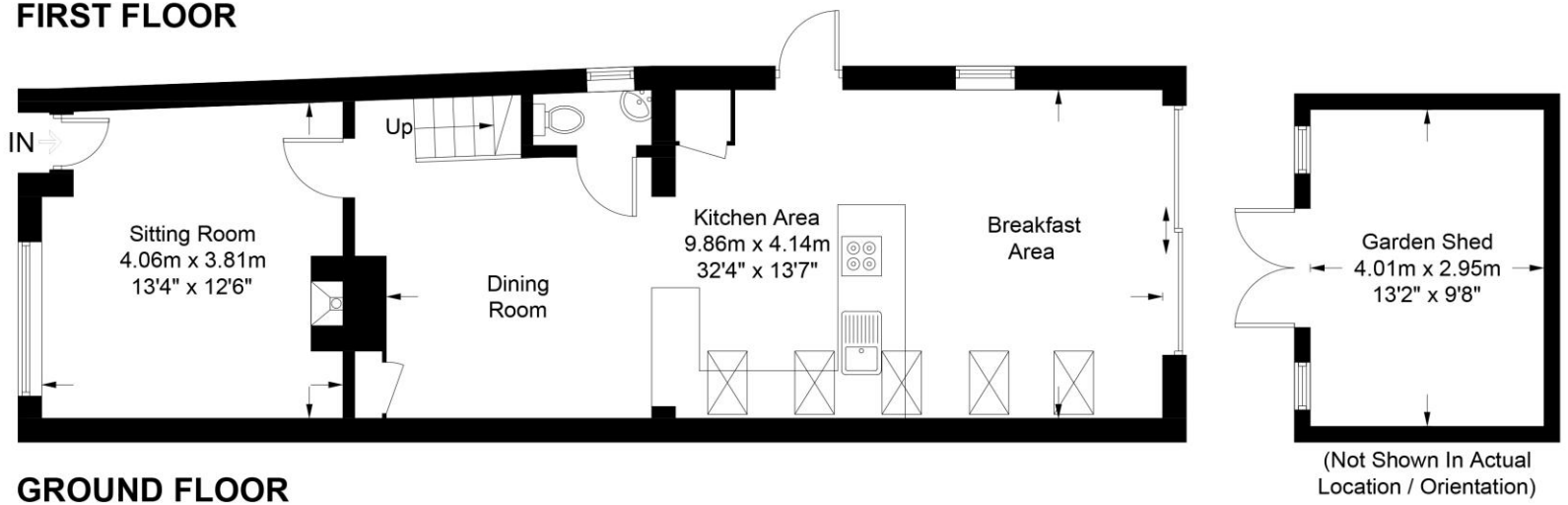




Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft
Garden Shed = 11.8 sq m / 127 sq ft
Total = 117.6 sq m / 1266 sq ft



FIRST FLOOR



GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1321690)

MAC NKS
64 Parchment Street ● ● Winchester ● SO23 8AT
T: 01962 843346 ● E: winchester@martinco.com

01962 843346
http://www.martinco.com

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