



Gracefields Hurst Lane, Owslebury - SO21 1JQ
£1,200,000

WHITE & GUARD

Gracefields Hurst Lane

Owslebury, Winchester

INTRODUCTION

This attractive 5-bedroom family home was built in 1987. Although relatively modern the house has been built to a more traditional design enabling it to still have a lovely feel along with its own charm and character. On the ground floor there is a well-proportioned, inviting entrance hall, cloakroom, 22ft sitting with wood burning stove, family room, large L-shaped conservatory that enjoys panoramic views over the gardens, kitchen/breakfast that then opens into a thoughtfully laid out dining room. On the first floor there are then 5 bedrooms, two of which are ensuite and modern family bathroom. The house also has a driveway to the front that provides parking for numerous vehicles and double garage. To the rear there is a large garden with further garage/workshop with its own access, sizable tool shed and greenhouse. To fully appreciate everything that this wonderful family home has to offer in addition to its super location, an early viewing is a must.

LOCATION

Owslebury is a charming village situated in the picturesque countryside and nestled within the South Downs National Park. The cathedral city of Winchester, which is close by, offers many attractions and amenities. With award-winning pubs and restaurants and a plethora of boutique shops and cafe bars. It is also within easy reach of Southampton Airport and all main motorway access routes also easily accessible, enabling direct routes to Southampton, Winchester, Portsmouth, Chichester, Guildford and London.

- WINCHESTER COUNCIL BAND G
- EPC RATING D
- FREEHOLD





INSIDE

The house is approached via the driveway leading up to a covered entrance porch and double-glazed front door that takes you directly through to the inviting entrance hall. The hall has a cloaks cupboard, downstairs WC, with a turned staircase with part galleried landing above. The sitting room, a lovely bright room is a triple aspect room with wall lights and its main focal point being the open brick fireplace with inset woodburning stove. French doors at one end of the room then lead through to the beautiful large L-shaped conservatory that has doors both to the side and rear that lead out onto the patio with the room enjoying pleasant views over the mature gardens. The study, originally a dining room has double doors through to the conservatory at one end with an additional door that takes you back into the main entrance hall. The heart of the house in some ways is then the kitchen/breakfast room which has been fitted with a modern range of Oak wall and base units with a window and door to one side that lead out onto the rear patio. There are then a range of fitted appliances that include a double width rangemaster cooker, dishwasher, fridge, freezer and washing machine. An archway at one end of the room opens up into the dining area that, like the kitchen, has Oak flooring and overlooks the front of the house.

On the first-floor landing there is access to a good size loft space, airing cupboard with a door at one end that leads through to the master bedroom. This room overlooks the gardens and has fitted wardrobes and is ensuite and fitted with a modern shower, was hand basin set into a vanity unit with cupboards below and low level WC, in addition to be fully tiled. Bedrooms two and three are again both double rooms with bedroom two also being ensuite. Bedroom four overlooks the rear garden and has fitted wardrobes as does bedroom 5 that overlooks the front of the property. The family bathroom has been fitted with a modern suite comprising of a panelled bath with shower, wash hand basin set into a vanity unit and low level WC with the room also being fully tiled.



OUTSIDE

To the front of the house there is a lawned area of garden and sizable driveway providing parking for several cars leading up to a detached double garage with power and light and eaves storage space. To the rear there is a large patio area that spans the width of the house leading onto the beautiful, sunny garden that is mainly lawned with well stocked borders that have a wide variety of attractive, mature flower trees and shrubs. Towards the end of the garden there is a 24ft workshop and the property also has the additional benefit of rear access. Towards the end of the garden is a greenhouse.

SERVICES:

Water, electricity, Oil heating system and private drainage are connected. (There is a newly installed septic waste treatment plant (installed in November 2025) which makes the waste system legally compliant with all current legislation regarding domestic septic waste). Please note that none of the services or appliances have been tested by White & Guard.

Broadband: Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



T: 023 8202 2199
457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fairoak@whiteandguard.com
W: whiteandguard.com

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