



Nony
Kerr Smiley
Estate Agents

The Warren, Itchen Abbas, Hampshire SO21 1AX
Guide Price £1,695,000 Freehold

Nony
Kerr Smiley
in association with
MARTIN&CO

MARTIN&CO

The Warren, Itchen Abbas

6 Bedrooms, 3 Bathrooms

Guide Price £1,695,000

- Impressive and characterful six-bedroom Family Home in the sought-after Itchen Valley
- Comfortable and welcoming farmhouse style kitchen with Aga and French doors to garden
- Glorious Drawing Room with fireplace and bay windows
- Well fitted Kitchen/Breakfast Room with doors to the garden
- Principal bedroom suite, dressing area and ensuite facilities
- Four further double bedrooms plus one good size single
- Family Bathroom with separate shower, and additional ground floor shower room
- Dining room, family room, and study
- Utility room and boot room
- Elegant tree lined drive with garage and parking
- Gardens in plot of 0.84 acre with mature trees and vegetable plots, ideal for a keen gardener



THE WARREN ITCHEN ABBAS, SO21 1AX

The Warren is an impressive six-bedroom detached 1930s family home, discreetly set back from the road and approached via a striking tree-lined driveway. One of the few substantial properties in the highly regarded village of Itchen Abbas, this rarely available home has been lovingly owned for over twenty years and now presents an exciting opportunity for sympathetic updating and enhancement.

An arched porch with seating opens into a welcoming entrance hall, notable for its high ceilings, wooden floors and elegant staircase. From here, the principal reception rooms are easily accessed.

The kitchen, part of a double-storey extension completed in 2005, is a warm and inviting space featuring bespoke cabinetry, an Aga, walk-in pantry and French doors opening onto the garden.

The 27ft drawing room enjoys an open fireplace, bay window and a light-filled, south-facing triple-aspect extension.

Adjacent is the formal dining room, also south-facing, with access to a rear corridor and secondary staircase.

A further generous reception room offers flexible use as a family, garden or living room and has previously been adapted for accessible living.

Additional ground floor accommodation includes a study, cloakroom, utility room, boot room and shower room.







AND SO TO BED: Upstairs, a galleried landing leads to the principal bedroom suite with bay window overlooking the gardens, dressing area, extensive fitted wardrobes and an ensuite bathroom.



There are four further double bedrooms, a good-sized single bedroom and a family bathroom, with an additional downstairs shower room providing further versatility to the accommodation.



THE WARREN, USEFUL INFORMATION

CONSTRUCTION: A detached residence being of brick construction under a pebbledash render, dating from the 1930s, and extended in the 1960s and 2005.

PLOT: Overall plot size 0.84 acres.

LOCAL AUTHORITIES: Hampshire County Council, Winchester City Council and South Downs National Park - The Warren is set within the South Downs National Park.

PARKING: The property benefits from a double garage and off-road parking for numerous vehicles.

SERVICES: Mains gas, electricity and water; private waste system.

TENURE: Freehold. Council Tax Band G; EPC Band D.

BROADBAND: (Source: Ofcom) Ultrafast Broadband is available, 1800mbps download, 220mbps upload.

FLOODING: (Source: Govt Environment Agency: Surface water, Groundwater, Rivers & Seas, Reservoirs: All Risks are Very Low.



SCHOOLING:

The Warren is close to good schools both in the state and independent sector. The catchment schools are Itchen Abbas Primary School, The Henry Beaufort School and Peter Symonds 6th Form College.

Local independent schools include St Swithun's School, Twyford School, Princes Mead, The Pilgrims School and Winchester College, each of which is within just a few minutes drive.



ITCHEN ABBAS, THE VILLAGE:

LOCATION: Enviably located in the idyllic upper Itchen Valley along the scenic B3047, The Warren sits gracefully within the highly sought-after village of Itchen Abbas in the South Downs National Park.

Surrounded by gently rolling countryside and just moments from the tranquil River Itchen, the home enjoys a perfect blend of rural charm and modern connectivity.

Ideally located between the historic cathedral city of Winchester and the quintessential Georgian market town of Alresford, the village offers a warm and active community. Local highlights include the charming St John's parish church, the well-loved Plough Inn, a welcoming village hall, and a primary school, all within a short stroll from the property.

Everyday essentials are easily accessed in Kings Worthy with the fabulous Cobbs Farm Shop. Towards Alresford, there is also the West Lea Farm Shop, while Alresford itself provides an array of independent shops, cafes, and boutiques. Just a short drive away, Winchester caters to all lifestyle needs with its vibrant city centre, celebrated restaurants, cinema, theatre, and sports facilities. The city's mainline station offers regular services to London Waterloo, making it a superb choice for commuters.

With excellent access to the M3, M25, M27, and the South Coast, the property is perfectly situated to enjoy the best of countryside living without compromising on convenience.



THE GARDENS: Outside, the gardens are a key feature, offering privacy, scale and enormous potential. Screened by mature hedging, the sweeping driveway leads past lawns to a double garage and parking area. Behind the garage lies a productive kitchen garden with greenhouse, brick shed and vegetable beds.

The main rear garden includes mature trees, fruit trees and a former tennis court, alongside a charming terrace accessed directly from the kitchen — ideal for outdoor entertaining. A practical external warm-water dog shower adds a thoughtful touch for country living.



Approximate Gross Internal Area = 342.8 sq m / 3690 sq ft
Outbuildings = 42.0 sq m / 452 sq ft
Total = 384.8 sq m / 4142 sq ft
(Including Double Garage / Excluding Void)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1267165)

MAC NKS

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

01962 843346
<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.