



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

Queen Street , Twyford, S021

Guide Price £850,000

🛏 3 🚿 1 🚗 3



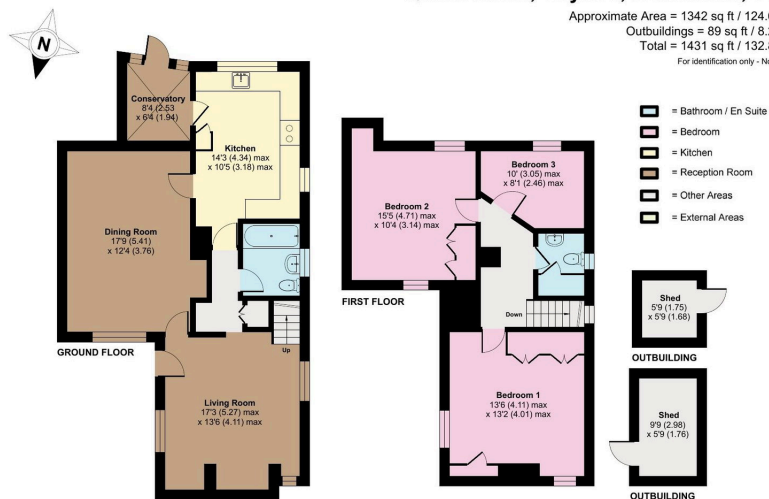
AN EXQUISITE THREE BEDROOM PERIOD COTTAGE OF DISTINCTION (PART OF A MEDIEVAL HALL HOUSE)

Elegant and Enchanting and situated within a highly sought-after village to the south of Winchester, Tudor Cottage is a truly captivating home that effortlessly blends historic charm with a refined country lifestyle. **Believed to be the oldest building in Twyford, dating back to the 15th century as part of a rare Medieval Hall House** and thoughtfully extended in the 18th and 19th centuries, this enchanting residence offers an exceptional opportunity to enjoy period living enriched with comfort and character. The sitting room is particularly inviting, a triple-aspect space bathed in natural light, with a fitted oak floor underfoot and a wood-burning stove set within a traditional inglenook fireplace, offering both a visual focal point and a comforting heart to the home. The dining room mirrors this sense of occasion; a generously sized, double-aspect room, also featuring oak flooring and its own impressive inglenook fireplace with handsome wood burner ideal for both intimate dinners and larger gatherings. The kitchen is bright, practical, and thoughtfully arranged. Fitted units provide ample storage, complemented by solid wood work surfaces, Aga and a classic butler sink that enhances the cottage's rustic elegance. This space is both functional and welcoming, designed to support everyday living as well as leisurely culinary pursuits. Completing the ground floor is a well-appointed bathroom and a versatile conservatory that opens directly onto the garden, seamlessly connecting indoor and outdoor living. Upstairs, the first floor continues the home's charm and versatility. Two generous double bedrooms, each with built-in wardrobes, provide comfortable and well-considered accommodation, while a third bedroom offers flexibility as a guest room, study, or nursery. A WC with an airing cupboard presents further potential, with scope to be transformed into a shower room if desired. Outside, the lifestyle offering is equally appealing. To the front, a neatly cobbled area provides off-road parking for at least two vehicles. Side access leads to the enchanting south-facing rear garden, a private and tranquil haven. Laid to lawn and bordered by established shrubs and a mature and highly productive apple tree, also the garden features a wooden pergola for shaded relaxation, a timber shed, and a charming brick-built outhouse, for practicality and character.



Queen Street, Twyford, Winchester, SO21

Approximate Area = 1342 sq ft / 124.6 sq m
 Outbuildings = 89 sq ft / 8.2 sq m
 Total = 1431 sq ft / 132.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020. Produced for Toby Gullick Independent Family Estate Agents REF: 1442008

- An Enchanting And Elegant Period Cottage Of Distinction
- An Impressive Dining Room With A Magnificent Inglenook Fireplace
- Distinctive Period Features Throughout
- A Charming And Appealing Secluded Rear Gardern
- Close To Amenities / Idyllic Village Location
- Three Characterful Bedrooms Each With Their Own Unique Charm
- A Light Filled And Inviting Sitting Room With Handsome Fireplace
- Beautifully Maintained And Preserved With True Craftmanship In Mind
- Boasts 1431 Sq. Ft. / A Driveway For Numerous Vehicles
- Westgate Secondary School , Twyford Primary School Catchment Area And Twyford Prep school



Winchester, Hampshire | t.01962 678478 | m.07572 511114
 e.toby@tobygullick.com | www.tobygullick.com