



Middle House
Kytes Lane
Durley
SO32 2AE



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oieo £825,000

INTRODUCTION

An attractive and deceptively spacious six bedroom detached family home including a separate guest bedroom above the garage, set along this quiet lane with panoramic views over the adjoining countryside.

The property has a lovely light and airy feel and is beautifully presented. The accommodation on the ground floor briefly comprising a 24ft sitting room, stunning 25ft kitchen/dining/family room, utility room, reading room/library area, study and modern cloakroom. On the first floor there are then five good sized bedrooms, including the stunning master suite which includes separate dressing room and en-suite, and a modern family bathroom. Additional benefits then include a 14ft guest/annexe bedroom which is also en-suite, double garage, driveway providing ample parking and good size mature rear garden which backs onto adjoining paddocks.

The village of Durley benefits from a popular primary school, church, two excellent public houses, with many lovely walks and bridle ways also being close by. Hedge End station, only a 10-minute drive away, has trains to London, Portsmouth and Southampton. The neighbouring market town of Bishops Waltham is only a stone's throw away with both Winchester and Southampton Airport being less than 30 minutes away along with all main motorway access routes being within easy reach.



INSIDE

The property is approached via a shingled driveway leading to a covered entrance porch and double glazed wooden and glass panelled front door which then leads directly through to a well-proportioned inviting entrance hall which has oak flooring, turned staircase leading to the first floor, door leading through to a modern downstairs cloakroom with a further set of double doors that lead through to a beautiful light and airy sitting room which has a double glazed window to the front, further windows to the side with a set of French doors at one end leading out onto the rear patio area, the main focal point of the room being the open fireplace with gas fired wood-burner effect stove. The heart of the house has to be the stunning 25ft farmhouse style kitchen/dining room/family room which has been fitted with a modern matching range of Shaker style wall and base units with granite worktops, a beautiful matching central island, double width Butler sink unit along with a double Range style built-in cooker with extractor over, plumbing space for automatic dishwasher and further appliance space. The room has oak flooring which continues through to the dining area/family room which has a fireplace with inset wood burning stove and two beautifully fitted dresser style units to either side of the chimney breast. Two windows enjoy views over the rear garden with a door to the centre providing direct access out onto the rear patio area. The utility room has a window and door to the rear and is fitted with a matching range of wall and base units, has a single bowl sink unit, plumbing space for an automatic washing machine and further appliance space. The study/library has a window to the front, oak flooring, a range of fitted shelving along one wall and exposed green oak beam and beautiful turned staircase providing access to bedroom six which has a bay window to the front, two Velux



windows to the rear and a door at one end leading through to a beautifully appointed modern en-suite bathroom.

A further staircase from the main hallway then leads to the first floor landing where there is access to the loft, a door leading through to the master bedroom which enjoys views over the rear garden, has a dressing room to one side leading through to a beautiful recently fitted modern en-suite shower room with suite comprising double width shower cubicle, matching wash hand basin and WC. There is also a heated towel rail and the room is fully tiled. Bedroom two again a good size double room has a window to the side, a door leading through to an en-suite WC whilst bedroom three also enjoys views over the rear garden, has a fitted wardrobe to one corner of the room. Bedroom four overlooks the front of the property and has a fitted wardrobe to one side of the room. Bedroom five again overlooks the front of the property with a beautifully appointed family bathroom with suite

comprising a panel enclosed bath with shower over with matching wash hand basin and WC which then completes the first floor accommodation.

OUTSIDE

To the front of the property there is an area of garden which is laid to lawn with raised vegetable beds, a good size gravelled driveway to the side providing off road parking for numerous vehicles. The driveway in turn then leads to the double garage which has two up and over doors, a window to the side and power and light. There is then side access via a gate through to a good size mature rear garden where there is a paved patio area leaving the rest of the garden mainly laid to lawn and well stocked with a wide range of flowers, trees and shrubs. The garden also backs directly onto adjoining paddocks and is fully enclosed.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Winchester City Council – Band F

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	61	70	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
	59	69	
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		

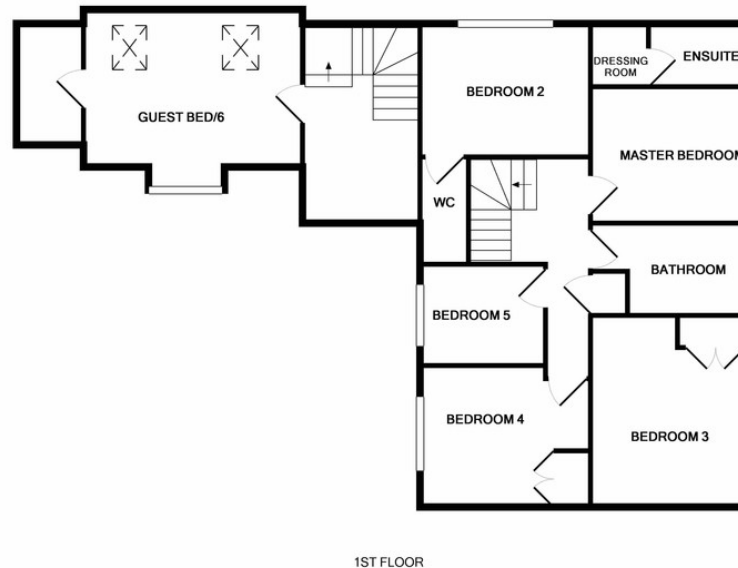
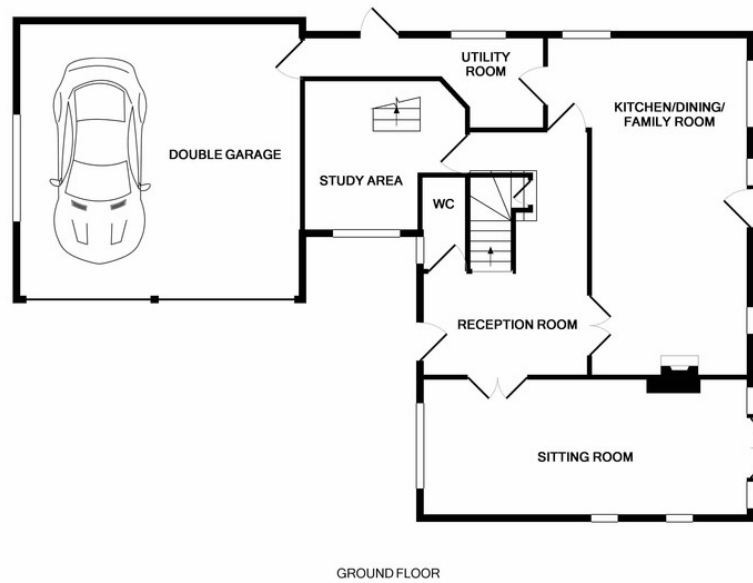
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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. Made with Metropix ©2017

SITTING ROOM

24' 11" x 11' 6" (7.59m x 3.51m)

KITCHEN/DINING ROOM

25' 1" x 13' 0" (7.65m x 3.96m)

STUDY

11' 3" x 8' 1" (3.43m x 2.46m)

UTILITY ROOM

18' 2" x 8' 8" (5.54m x 2.64m)

BEDROOM ONE

12' 8" x 12' 8" (3.86m x 3.86m)

BEDROOM TWO

12' 2" x 11' 11" (3.71m x 3.63m)

BEDROOM THREE

12' 9" x 11' 8" (3.89m x 3.56m)

BEDROOM FOUR

11' 11" x 9' 6" (3.63m x 2.9m)

BEDROOM FIVE

8' 8" x 7' 5" (2.64m x 2.26m)

BEDROOM SIX

14' 5" x 10' 4" (4.39m x 3.15m)

