

MAYBLOSSOM HOUSE

ITCHEN ABBAS • WINCHESTER • HAMPSHIRE



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MAYBLOSSOM HOUSE

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A GOOD-LOOKING DETACHED FOUR BEDROOM FAMILY HOME WITH HISTORIC ORIGINS AND SET AT THE HEART OF THE ITCHEN VALLEY

ACCOMMODATION

Dining hall • Drawing room • Family/breakfast room • Kitchen • Utility room • Garden room • Study

4 bedrooms, 2 en suite • Family bathroom

Garage • Store • Gardens

EPC = D



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SITUATION

Itchen Abbas is situated between Alresford and Winchester in the sought-after Itchen Valley. The area is renowned for its attractive countryside with excellent recreational facilities including fishing on the chalk streams, River Itchen and Test, excellent walking including the Itchen Way and golf courses at Alresford, Winchester and Avington. Communications are excellent, junction 9 of the M3 is close by, as is the mainline railway station with services to London Waterloo from Winchester. Schooling in the area is highly regarded including St Swithun's School for girls, Winchester College, Perins Community school, Peter Symonds Sixth Form College as well as nearby Prince's Mead, Twyford and Pilgrims' prep schools, not to mention Itchen Abbas Primary School.

DESCRIPTION

Mayblossom House is a good looking family home which has been transformed by the current owners. The property, which was once the Village Hall, has undergone an impressive conversion resulting in a fabulous living environment. An attractive dining hall makes for a particularly welcoming entrance and with a central fireplace an atmospheric area ideal for entertaining. A vaulted drawing room which was once the main hall is an impressive room and with central fireplace housing a large log burner makes for a really generous living space. A garden room off the dining hall is a perfect area for relaxing and from which to enjoy the outlook over the rear terrace and gardens, as well as accessing through to the study which provides a space for working from home. At the heart of the house is the kitchen area which is open plan to a family/breakfast room, this is a great

living area. The kitchen itself comprises a range of floor and wall mounted units including cupboard and drawer sections with work surfaces over, including a breakfast bar. This is open plan through to the family/breakfast room and is well set up for modern day living. At first floor level there are a total of four bedrooms, including a principal bedroom suite with en suite shower room, and the guest bedroom with further en suite facilities. The remaining two bedrooms are serviced by a family bathroom and the current bedroom three is set up at the moment as a dressing room to the principal bedroom suite.

OUTSIDE

The property is approached via a gateway which provides access onto the paved driveway, which leads through to the parking/turning area as well as access into the garage.



The gardens surround the property and include an area off the garden room which provides the perfect space for outdoor entertaining and relaxing. There is a further seating area off the breakfast/family room which means the house is able to enjoy both the morning and evening sun. In summary, a superbly presented home with historical origins in what is undoubtedly one of Hampshire's sought after locations.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains water, gas and electricity. Private drainage. Gas-fired central heating.

OUTGOINGS

Council Tax – Band G.

POSTCODE

SO21 1BB

LOCAL AUTHORITY

Winchester City Council.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Savills.



Mayblossom House, Main Road, Itchen Abbas, Winchester, SO21 1BB

Gross Internal Area (Approx)

Main House 280 sq m / 3,014 sq ft

Garage/Store 26 sq m / 283 sq ft

Total Area 306 sq m / 3,297 sq ft



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