



Charming brick flint house with detached annexe

North Hill Cottage, 74 Andover Road, Winchester, Hampshire, SO22 6AG

Freehold





Sitting/dining room • Kitchen/breakfast room
 • Snug/family room • 4 double bedrooms • Bathroom
 and 2 en suites • Annexe • Exercise pool • Treehouse
 • Double garage • Garden office • Approx. 0.22 acre

Situation

North Hill Cottage is located in the desirable residential area of Bereweeke to the edge of City outside of the conservation area however with a convenient close proximity to the Railway Station (0.4 mile) and with all of the City's amenities close to hand.

There are highly regarded local schools nearby as well as Peter Symonds Sixth Form College (0.1 mile), as well as the private schools of Winchester College and Pilgrims (1.1 miles). The Bereweeke Tennis and Squash club (0.5 mile) and the Stoney Lane shops including a Waitrose, Aldi and Doctors Surgery (1.0 mile), as well as the Tesco Express (0.4mile) provide excellent convenience outside of the City centre.

For the commuter there are rail links serving London Waterloo in under an hour, whilst the A34 and M3 road networks are almost immediately accessible.

The historic and culturally important City of Winchester is on the doorstep of the beautiful South Downs National Park, a wonderful place to enjoy walking, mountain biking, horse riding and family days out.

A day on the coast is around 30 minutes' drive with a choice of beaches and plenty of sailing clubs for the more nautically minded.

Description

This pretty brick and flint house originally dates to the 1800's with then more recent additions making for a wonderful spacious family home of around 3350 sq. ft. The plot size is approximately 0.22 acre, with a delightful south facing rear garden.

Approached from the no through road of Lynwood Court, the property has a private driveway leading to a gravelled courtyard area, providing off road parking for several cars and access to a double garage with remote controlled (insulated) garage door. A secure gated door opens into the inner courtyard with a cloister which links the main house to the detached annexe.

The main house has a wealth of original features including exposed floorboards and sash windows. From a spacious entrance hall with ample space for cloaks storage, a shower room and closet.



There is a fabulous 24ft kitchen/breakfast/living room with a separate adjoining utility/pantry; a 25ft formal sitting/dining room with Stovex wood burner and a good sized study/family room with a lovely view of the garden.

From a first floor galleried landing, there are four double bedrooms, an en suite to the principal bedroom, a large family bathroom and an en suite to the guest bedroom.

The annexe offers a superb addition to the existing accommodation and a wonderful space to entertain and enjoy as an extensive garden room. The main living space of the annexe has bi-fold doors on two sides opening out on to the garden terrace. There is a fitted kitchen area, wet room and a separate bedroom. The annexe has a cinema projector screen with cabling for 7.1 surround sound, blackout blind and disco lighting for those fun occasions.

Outside

The garden is beautifully landscaped with lighting, well stocked flower beds and selectively planted trees around a central lawn. There are sandstone flag pathways and cobblestones, with a kitchen garden and established fruiting cherry, grapevine, apple and plum trees. Within the garden there is an insulated home office and delightful tree house which even has an electric supply and lighting.

For those wanting to take a plunge, there is an 'endless exercise' pool with a swim-jet and is heated via an air source heat pump. For convenience, a secure back gate leads from the garden alongside the Andover Road pavement.

Tenure

Freehold

Outgoings

Council Tax Band F

Postcode

SO22 6AG

Local Authority

Winchester City Council

Services

All mains services including water, electricity, gas and drainage.

Main house – gas combination boiler, hot water solar panels and Mega-Flow pressurised water tank. Electric underfloor heating, discrete heat skirting.

Annexe – electric underfloor heating with PVE panels

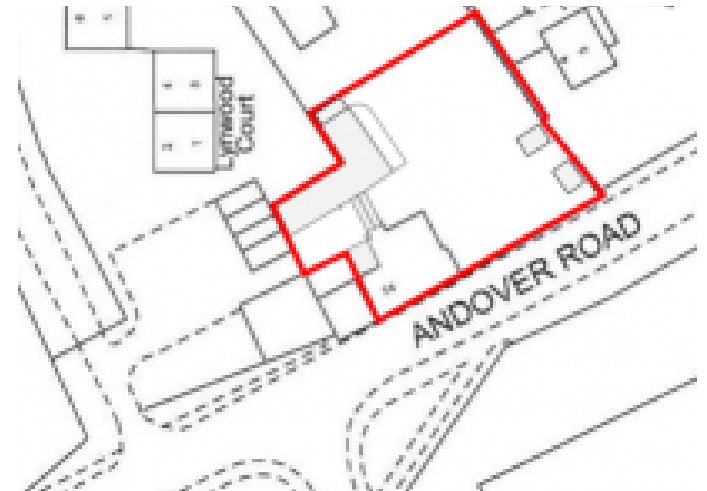
Energy Performance

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

Viewing

Strictly by appointment with Savills.



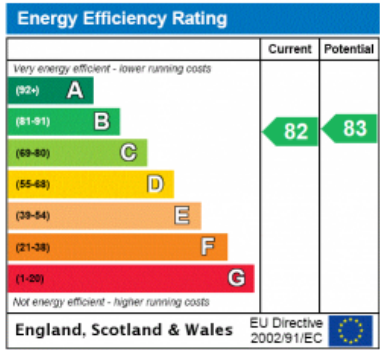


Approximate Area = 198.6 sq m / 2138 sq ft
Garage = 33.5 sq m / 360 sq ft
Annexe = 66.1 sq m / 711 sq ft
Tree House = 5.5 sq m / 59 sq ft
Studio = 7.6 sq m / 82 sq ft
Total = 311.3 sq m / 3350 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)
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