



Twyford House Cottage
Old Rectory Lane, Twyford, Winchester

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Character and charm in the centre of the popular village of Twyford

A delightful Grade II listed cottage located within this popular village. with three good-sized bedrooms it has been beautifully extended by the current owners to offer a bright and comfortable dining room, third bedroom and utility room.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOMS



PRIVATE DRIVEWAY



ENCLOSED GARDEN



FREEHOLD



VILLAGE LOCATION



997 SQ FT



**GUIDE PRICE
£675,000**



The property

Twyford House Cottage is a truly enchanting home, nestled in the heart of the sought-after village of Twyford. Period charm and character are evident throughout, with the current owners having thoughtfully carried out a series of renovations that enhance the property while preserving its original allure.

Approaching the home, you're greeted by a rose-covered archway leading to an impressive arched front door, flanked by elegant leaded light windows. The spacious sitting room, located at the front of the house, is bathed in natural light and features recessed shelving and a cosy log burner, creating a warm and inviting focal point.

The kitchen is a standout feature, with its stylish curved design, bespoke cabinetry, and ample worktop space. It is equipped with modern conveniences, including an integrated microwave, five-burner gas hob, electric oven, and dishwasher.

The adjacent utility room provides space for a washing machine, and there is a convenient downstairs WC with a sleek wash hand basin. The dining room, which flows effortlessly from the kitchen, serves as an excellent space for entertaining, with a door leading directly into the garden. A ground-floor bedroom completes the layout, offering flexible accommodation.

Upstairs, the owners have skillfully reimagined the space to create a spacious shower room and two well-proportioned bedrooms. The principal bedroom features charming curved windows and traditional-style radiators, which have been installed throughout the home. The second bedroom offers a pleasant view of the front of the house and the surrounding village.

The newly redesigned shower room boasts elegant finishes, including a standalone basin, a walk-in shower with a recessed shelf, and additional storage under the basin.



Outside

To the front of the home is a five bar gate which leads to a gravelled parking area for a number of cars. The side gate gives access to the rear garden which is at a slightly higher level to the road meaning you have complete privacy.

The south-westerly aspect means sunny afternoons can be enjoyed on the private patio area as well as useful working from home facilities by means of the home office at the end of the garden. There is currently space for a further small shed should the new owner need further storage.

The owners have successfully blended modern fittings with exceptional period details to create a truly special and unique home that exudes character and warmth at every turn.

Location

Twyford is widely regarded as one of the area's most sought-after locations. The attractive village amenities include a Post Office/store, cafe, doctors' surgery, public houses and is home to the renowned Twyford

Preparatory School as well as St Mary's CoE primary school.

Neighbouring Shawford has a station with rail links to London Waterloo in 1 hour. More comprehensive facilities can be found in the beautiful Cathedral City of Winchester, approximately 4.1 miles away which offers excellent cultural, educational and leisure facilities including a theatre, cinema and a wide range of shopping amenities.

At secondary school level, Twyford is in the catchment area of The Westgate School which has just been rated outstanding by Ofsted. There is also very easy access to the M3, M27 and its onward links.



Distances

- Winchester 3.8 miles
- Southampton 11.4 miles
- London 70.4 miles

Nearby Stations

- Shawford Station 1.3 miles
- Winchester Station 4.5 miles
- Southampton Airport Parkway 6.3 miles

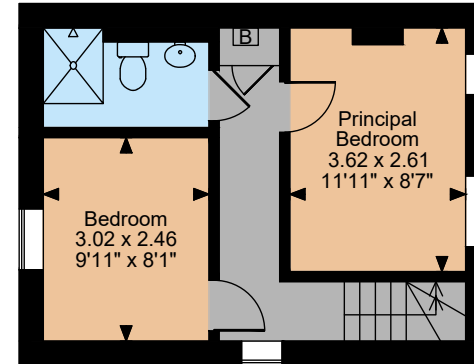
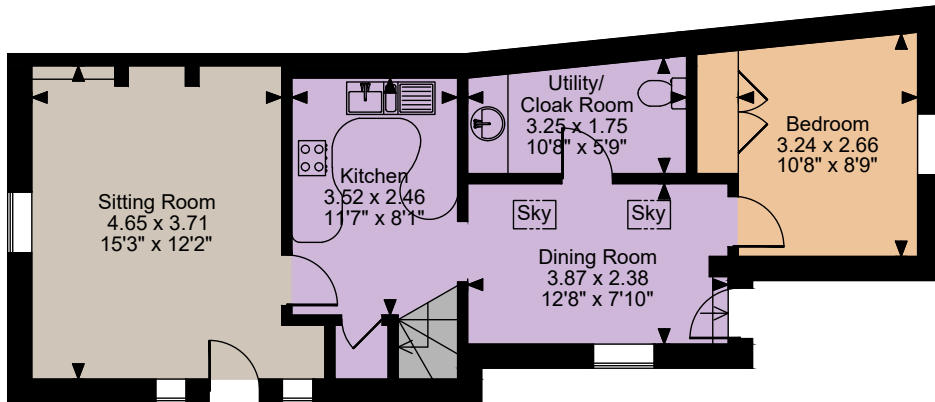
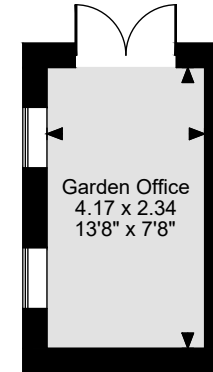
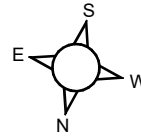
Key Locations

- Southampton Airport 6.6 miles
- Gatwick Airport 72.9 miles
- Winchester Hospital 4.0 miles

Nearby Schools

- Twyford Prep School
- St. Mary's CofE Primary School
- The Westgate School
- King's School
- Peter Symond's College





Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 997 sq ft (93 sq m)
For identification purposes only.

Directions

SO21 1NS

what3words:///improving.seats.baking

General

Local Authority: Winchester City Council

Services: Mains Gas, Mains Water and Mains Drainage

Broadband: 46 Mb

Council Tax: Winchester City Council

EPC Rating: D

Mobile Phone Coverage: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

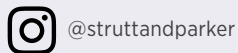
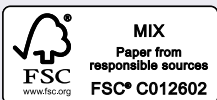
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Winchester

6 Jewry Street, Winchester SO23 8RZ

01962 869999

winchester@struttandparker.com
struttandparker.com



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