



# The Country House Company

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Location:	<b>Itchen Abbas Nr Winchester/Alresford</b>
County:	<b>Hampshire</b>
Term:	<b>9 -18 months with the possibility of renewal</b>
Property ID:	<b>1675</b>
Furnishings:	<b>Unfurnished</b>
Bedrooms:	<b>6</b>
Bath/Shower:	<b>3</b>
Cost:	<b>£3995 excl inclusive of gardening</b>

An exceptional 6 Bedroomed Family House in the much sought after village of Itchen Abbas with excellent access for commuting and schools, set in mature grounds of approximately 1.3 acres

This very attractive house was built in the 1900's originally as two cottages, one being extended and extended to one in the 1930's, and has recently been further extended and upgraded to give a wonderful flexible family accommodation which is well presented.

The core of the house is the Kitchen/Breakfast/Family room with its 4 oven Aga, attractive and very well equipped maple and granite units, which provides for today's needs with its under floor heating, opening onto the terrace and garden, the Snug/TV Room and the formal Dining Room as well as the Utility/Games Room with its excellent storage and back door. The Hall leads to the very attractive Drawing Room with French windows to the garden and Jet Master fire place, as well as the Study. Upstairs there is a Master Suite and a Guest Suite, both En-Suite with Dressing areas as well as 4 good Family Rooms, together with Family Bath/Shower Rooms and Eaves Room.

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There are excellent cupboards and storage areas throughout the house including a boarded loft space. The house has gas central heating with under floor heating to the centre of the house, and is double glazed in part.

The gardens surround the house and are mainly laid to lawn with a wonderful collection of mature trees and shrubs giving shade and colour to the grounds as well as the pretty borders to the front with wisteria, roses and clematis to the house. The garden is enclosed and believed to be dog proof with a gravel driveway and electric gates. There are beautiful and excellent walks close at hand both over the down land and the Itchen Valley.

Itchen Abbas is a very sought after village due to its pretty Itchen Valley setting and close proximity to Winchester being on the B3047 valley road approximately 3 miles from Winchester and the small Georgian town of Alresford. There is a regular bus service along this route, and wonderful walks by the river along the Pilgrims Way which links with the Itchen Way. At Kings Worthy, two miles, there is a Store/Post Office, Alresford has a wide range of shops; and the city of Winchester caters for most amenities including a mainline station to London Waterloo, 58 minutes, and there is access on to the motorway, M3 northbound providing a link to the M25 orbital motorway, the airport and London, or the M27 southbound to Southampton Airport and the busy conurbation along the South Coast; and the A34, within three miles, links to the M4 just north of Newbury.

There are excellent schools within easy reach including Princes Mead (approximately 1 mile) Pilgrims, Winchester College and St Swithuns (approximately 3 miles) and also a very well thought of primary school in Itchen Abbas. Sporting facilities include golf courses at Alresford, Avington Park and Winchester, fishing on the River Alre, Itchen and Test and sailing and associated water sports on the Hamble, Southampton Water and the Solent.

### **Specification**

**Hall** with Porch

**Sitting Room** (SN) with Jet Master fire

**Study**

**WC**

**Dining Room** (SW) with French window to gardens

**Kitchen/Breakfast/Family room** (N) with French windows. 4 oven mains gas Aga, dishwasher, 4 gas hob, electric oven, icemaker/fridge/freezer with French windows to terrace

**Snug/Sitting Room** (S) with Jet Master fire place

**Utility/Games Room** with boiler and very good cupboards

### **Upstairs**

**Landing** with boarded loft space

**Guest Suite** (SW) – Double Bedroom 2 with Dressing area, cupboards and En-suite Bathroom

**Bedroom 3** - (S) Double with fitted cupboard

**Bedroom 4** – (N) Double with French window and views to the garden

**Bedroom 5** (S) – small Double

**Bedroom 6** (S) – small Double with fitted cupboards

**Family Bath/Shower Room** with bath and under floor heating

**Airing cupboard**

### **Stairs to**

**Eaves Room**

**Master Suite** – with walk through Dressing Closet to En-Suite with large shower and under floor heating

**Sheds** x 3

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<b>White Goods:</b>	4 oven mains gas Aga Dishwasher 4 ring gas hob Electric oven Icemaker/fridge/freezer Second fridge/freezer
<b>Heating:</b>	Gas central heating and under floor heating to Kitchen/Breakfast/Family Room, Dining Room and Utility rooms, Master and Family Bathroom
<b>Drainage:</b>	Mains
<b>Curtains/Blinds:</b>	Available to principle rooms
<b>Carpets:</b>	To front Reception Rooms and Bedrooms, tiles to Kitchen/Breakfast/Family Room, Dining Room and Utility Room
<b>Availability:</b>	Mid January
<b>Council Tax Band:</b>	Winchester City Council – Band G £2273.83 for 2009/2010
<b>Broadband Availability:</b>	Available locally
<b>Mobile Phone Reception:</b>	Most networks
<b>Sky:</b>	Dish available
<b>Pets:</b>	Well behaved pets considered if kept to Utility Room/Kitchen
<b>Smoking:</b>	No

**Energy Performance Certificate (EPC) available for inspection upon request**

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