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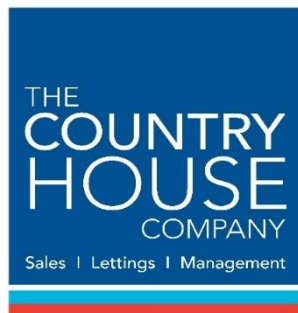


## **CRAWLEY, NR WINCHESTER, HAMPSHIRE**

A BEAUTIFUL GRADE II LISTED VILLAGE HOME LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF CRAWLEY. THE PROPERTY PRESENTS AN ELEGANT ARRANGEMENT OF ACCOMMODATION WITH MATURE PRIVATE GARDENS AND PARKING. THIS STYLISH PROPERTY IS APPROXIMATELY 5 MILES FROM WINCHESTER WHICH HAS TRAIN SERVICES TO LONDON (APPROX 58 MINS)

### **ACCOMMODATION**

4 BEDROOMS, 2 BATHROOMS (1 EN SUITE), SPACIOUS KITCHEN/DINING ROOM, FAMILY ROOM, SITTING ROOM, CLOAKROOM, CELLAR AND SUMMER HOUSE.



**The Country House Company**

**02392 633026**

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This lovely home is attractively presented throughout with light and spacious rooms and accommodation arranged over two floors.

On the ground floor is a welcoming entrance hall, a bright dual aspect sitting room with exposed timbers and doors to the garden and a hallway which links to the stylish open plan kitchen/dining room and to the family room with log burning stove. These rooms are ideal for entertaining with open arches linking each space.

In addition, accessed from the ground floor is the cloakroom and a cellar.

On the first floor is the principal bedroom with En Suite shower room, three further bedrooms and a family bathroom.

#### Outside

To the rear, the property is approached via electric gates which open to a driveway and parking.

There are two pedestrian gates with pathways to the house flanked by large areas of lawn interspersed by mature planting. There is a sun terrace immediately adjacent to the rear of the house and an attractive raised



decked area which is perfect for alfresco dining. In addition, there is a summer house with power and light.

#### Situation

The village of Crawley is a quintessential village in the heart of the Hampshire countryside between the city of Winchester and traditional market town of Stockbridge.

There is a thriving local community with local pub (The Fox). Stockbridge and Winchester provide an excellent range of facilities with train services to London from Winchester.

There are several well-regarded preparatory and secondary schools in the surrounding area including Farleigh School, Twyford, The Pilgrims School, Prince's Mead, Winchester College, St Swithun's School for Girls, Peter Symonds Sixth Form College and Winchester University.

The surrounding countryside is renowned for chalk stream fishing and the nearby River Test is regarded as one of the best fly-fishing rivers in the country. Golf is available at Leckford, Royal Winchester, South Winchester, and Hockley. There is also an abundance of footpaths and bridleways nearby.



**Services:** Mains electricity, gas and water. Private drainage.

**Local Authority:** Winchester Council. Tax Band G.

**Tenure:** The property is offered for sale Freehold.

EPC: Exempt

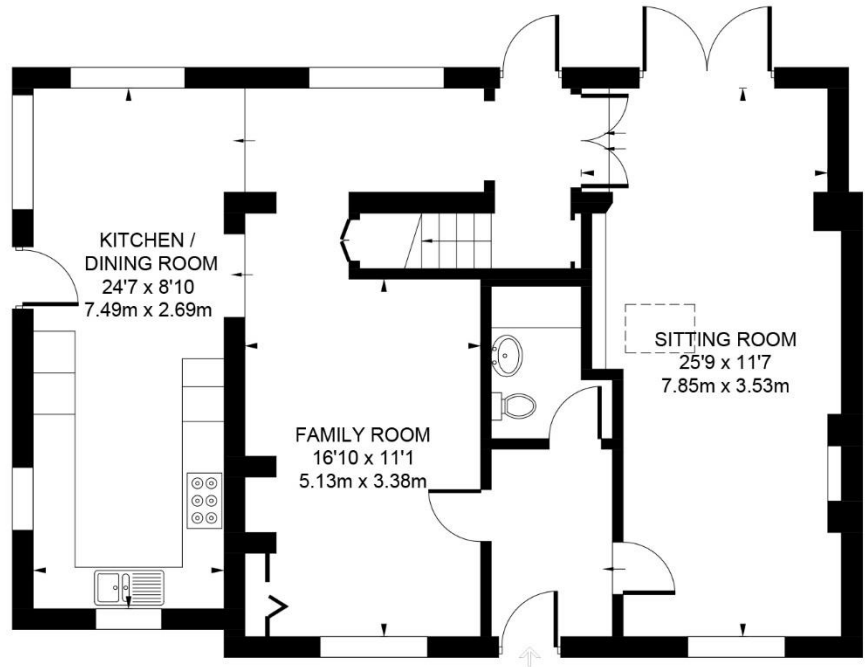
**Viewing:** Strictly by appointment via The Country House Company

**Tel:** 02392 633026

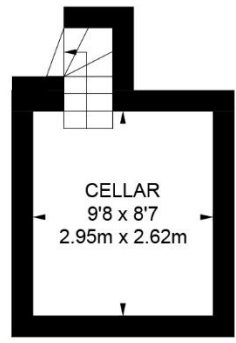
**Email:** [katep@countryhousecompany.co.uk](mailto:katep@countryhousecompany.co.uk)

**Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.**

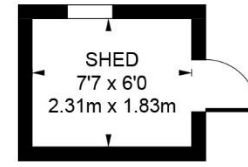




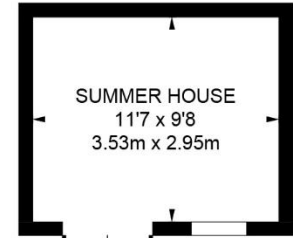
GROUND FLOOR  
APPROX. FLOOR  
AREA 981 SQ.FT  
(91.1 SQ.M)



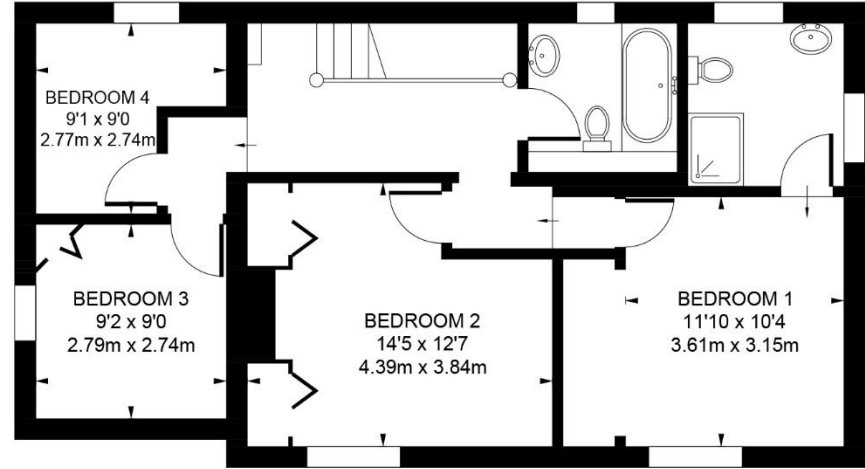
CELLAR  
APPROX. FLOOR  
AREA 92 SQ.FT  
(8.6 SQ.M)



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



FIRST FLOOR  
APPROX. FLOOR  
AREA 751 SQ.FT  
(69.8 SQ.M)

TOTAL APPROX. FLOOR AREA 1732 SQ.FT (160.9 SQ.M)  
CELLAR 92 SQ.FT (8.6 SQ.M)  
SHED / SUMMER HOUSE 158 SQ.FT (14.7 SQ.M)  
TOTAL 1982 SQ.FT (184.2 SQ.M)

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.

(ID 822130)











## The Country House Company

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