REFURBISHMENT OPPORTUNITY IN THE HEART OF THE VILLAGE

AVINGTON LANE
ITCHEN ABBAS, WINCHESTER, SO21 1BJ
A SPACIOUS DETACHED FAMILY HOME IN A HIGHLY REGARDED VILLAGE LOCATION

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Reception hall • Dining room • Sitting room • study
• four bedrooms • Two bathrooms • Indoor swimming pool and sauna • Stables and barn • in all about 4.16 acres

Location
The village of Itchen Abbas lies in the heart of the Upper Itchen valley and within the South Downs National Park. It is well located for ease of access to both the historic city of Winchester and the Georgian market town of Alresford.

Winchester centres around its cathedral and offers a wide range of facilities: shops, restaurants, bars, banks, sports centre, cinema, museums, etc. The Cathedral Close and The Square are a maze of historic and charming buildings, and all lie close to the main pedestrian shopping area.

Alresford offers fewer facilities; however, it is widely regarded as one of the most desirable market towns in Hampshire, offering a range of delightful shops and boutiques, bars and restaurants. The surrounding countryside offers a wealth of country pursuits including trout and grayling fishing on the world-renowned River Itchen, walking and horse riding.

Avington Golf Course is nearby and further golf clubs can be found both in and around Winchester and Alresford.

A fast and regular train service is available to London Waterloo from Winchester, taking approximately 1 hour. Access to the M3 is within 4.4 miles, leading northbound to London and connecting southbound to the M27 along the south coast to many major centres, ports and Southampton International Airport.

The village itself offers a parish church, a well-known public house (formally known as The Trout, but recently renamed The Plough), a village hall and a very popular local primary school.
Description
Built in 1973, New House offers well proportioned accommodation over two floors. The ground floor comprises a drawing room with open fire place and double doors out onto the terrace. There is a large dining room, which also has an open fire place, stairs from here lead up to a fantastic games/playroom. There is a kitchen, utility and boot room with access into the integral double garage. On the first floor there is a master bedroom with built in wardrobes and adjacent bathroom. There are three further bedrooms and a family bathroom. The house is now in need of some updating and modernisation, but offers an exiting opportunity to create a superb home.

OUTSIDE
To the rear of the property are South and South Westerly facing gardens which total approximately 0.96 acres. There is also an indoor, heated swimming pool with shower, changing area and a sauna. In addition there is a stable block with hay barns and access into the paddock.

FOOTPATHS: Please be aware that there is a public footpath that runs up the driveway, passing the front of the house and along the boundary of the paddock.

Agents Note
There are a further 5.65 acres of paddock available by separate negotiation.

Please Note: The Title is currently unregistered.

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

Viewing
Strictly by appointment with Savills.

Services
Mains electricity, gas fired central heating and water are understood to be connected to the property. Private drainage.

Tenure
Freehold
New House, Avington Lane, Itchen Abbas, Winchester, SO21

Gross internal area (approx):
334.1 sq m / 3597 sq ft (Excludes Outbuildings)

For identification only - Not to scale

Niche Communications

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