



**CROFT MEWS**

Winchester Road, Botley, Hampshire, SO32 2BX

**Carter Jonas**



## **CROFT MEWS, WINCHESTER ROAD, BOTLEY, HAMPSHIRE, SO32 2BX**

5 bedroom detached family home • 2 bathrooms • 3 reception rooms • Kitchen with AGA • Two annexes with various potential uses • Garaging and outbuildings • 1.2 acres of formal gardens, including walled garden • Delightful views over farmland to the rear

### **DESCRIPTION**

This charming and characterful detached family home offers ample accommodation with scope to adapt and improve further. The ground floor is accessed via a porch with parquet flooring, which opens onto a generous hallway. Reception rooms include a double aspect drawing room with feature fireplace and wood burning stove, a separate study and an elegant dining room which adjoins the kitchen. The kitchen itself has an AGA, a range of kitchen units and an adjoining utility room with rear door. A boiler room to the rear of the ground floor leads onto a ground floor annexe, with living room, kitchen, bathroom, bedroom and private garden. This area offers great flexibility, as it can be shut off and used as ancillary accommodation or incorporated into the rest of the house as desired. On the first floor are four double bedrooms, a further single bedroom and two bathrooms.

### **OUTSIDE**

The property has a variety of outbuildings, including a detached one bedroom annexe located off the driveway, garaging with garden stores, workshop, gym area, woodstore, shed and greenhouse. The gardens are exceptional, and a real feature of the property. Extending to 1.2 acres, there is a mix of more formal garden areas, including a fabulous "secret" walled garden, an orchard, an expanse of lawn behind the house, a range of mature trees and shrubs, and an array of well stocked beds and borders. To the front, a gravelled carriage driveway provides an impressive entrance to the grounds, and to the rear, the gardens overlook farmland, with fabulous far-reaching views.

## **DETACHED PERIOD FAMILY HOME WITH TWO SELF-CONTAINED ANNEXES**





## LOCATION

Botley is conveniently located for a variety of transport networks, with the M27 and M3 providing routes to London and along the coast. Hedge End train station provides a service to Portsmouth Harbour (approx. 43 mins) and London Waterloo (approx. 1 hr 26 mins).

Nearby recreational facilities include, amongst others, Whitely and Hedge End shopping centres, Southampton and Winchester city centres, Marwell Park (Zoo), sailing from the Hamble into the Solent, and the River Hamble country park offers many other pursuits as well as excellent country walks. Hampshire's county cricket ground, the Utilita Bowl, is under 3 miles away.

There is a range of schooling nearby, including, Boorley Park Primary, Deer Park Secondary, West Hill Park School, Sherborne House, Twyford Prep, St Swithun's, Winchester College and Peter Symonds Sixth Form College.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains electricity, metered mains water. Septic tank. Oil and electric central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Eastleigh Borough Council. Council Tax Band G.

**Viewings:** Strictly by appointment through the agent, Carter Jonas, 01962 842742.

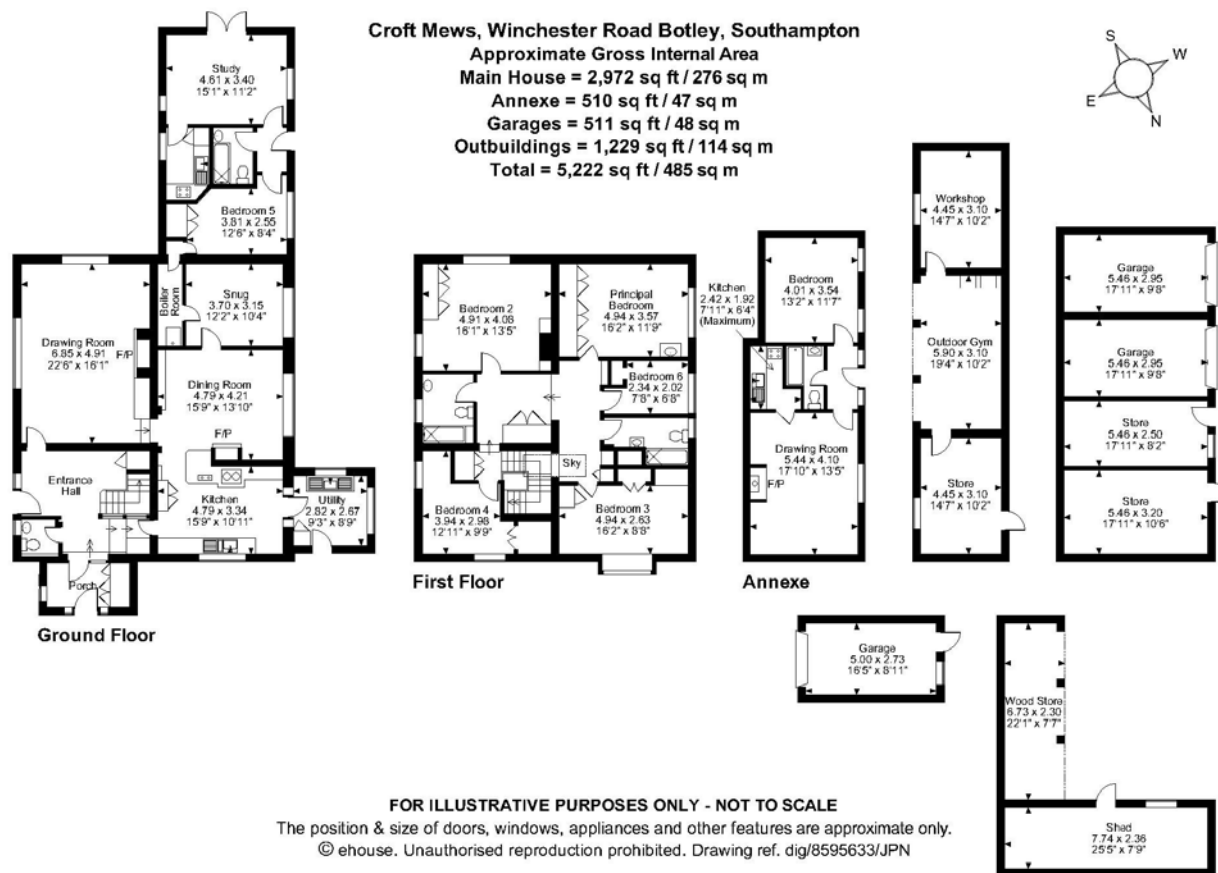
**Agent's Note:** An overage clause will be applied to the property in the event of future development. Please contact the agents for more information.











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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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