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INDEPENDENT PROPERTY SPECIALIST

**South Wonston S021**  
Guide Price £575,000

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The Limes , Charming and Delightful , this three-bedroom detached bungalow is situated in an enviable and idyllic location on the edge of the sought after village of South Wonston, well known for having a warm and supportive community presence. Surrounded by countryside with beautiful views of rolling hills , yet within easy walking distance to the local Village store, Post office, The Drovers ( Social Club), Village Hall and the local primary school. This exciting property boasts amazing potential and opportunity to extend, develop and enhance to create ones own stunning extensive, bespoke home (subject to planning).

This lovely bungalow is perfect for lateral living, to the front of the property is three well proportioned, adaptable bedrooms, bedroom one benefitting from an array of fitted wardrobes. A well-appointed shower room and to the rear is a light filled sitting room graced by an open fireplace with stone surround, this follows on to a formal dining area, ideal for entertaining and family living. There is a spacious kitchen, complete with contemporary, grey stylish cupboards with ample storage and work top area as well as sliding doors opening on to a large sun room, that floods with natural light , ideal area to relax , unwind and admire the splendid , generously sized garden.

## OUTSIDE

The substantial, private and secluded garden is mainly laid to lawn with a variety of trees and shrubs perfect for a keen gardener or for development (subject to planning). The bungalow benefits from a single garage with a log store behind and a driveway for two cars.

## LOCATION

South Wonston lies approximately five miles north of Winchester and offers superb recreational facilities including The Pavilion, a tennis court and a children's play park as well as being surrounded by glorious countryside, ideal for rambling, horse riding and cycling. Winchester has a plethora of boutique shops, fine restaurants and contemporary bars as well as the famous Cathedral and the beautiful Water Meadows. Connections are excellent as Winchester railway station, A34, A303, M3 and M27 are all within easy reach.



Approximate Gross Internal Area = 111.0 sq m / 1195 sq ft  
 Outbuilding = 17.7 sq m / 190 sq ft  
 Total = 128.7 sq m / 1385 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1146677)

- A Charming Detached Bungalow
- Three Bedrooms
- Three Reception Rooms
- A Shower Room
- A Garage With Separate Log Store
- Idyllic Village Location
- Opportunity To Extend And Develop The Property (subject to planning)
- No Forward Chain
- A Splendid, Substantial Rear Garden
- Driveway For Two Cars

