



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

THE GRANARY, OWSLEBURY, WINCHESTER

Guide Price £995,000

4 2 3



Wonderful & Unique

The Granary, a wonderful and unique four bedroom home that dates back to the early 1900s, was lovingly renovated in the 1990s and designed by the well respected and talented Hampshire Architect, Huw Thomas, the house showcases his exquisite design to a high standard with true craftsmanship, creativity and fine artistry in mind. The property is situated in the idyllic and charming village of Owslebury, on the edge of the beautiful Meon Valley, being part of South Downs National Park. This extensive residence offers over 2700 Sq Ft of attractive accommodation over three floors.

Upon entering this quirky property, you are welcomed into a useful porch area which leads one into a light and airy entrance hall with access to stairs to the first floor and downstairs to the multiuse cellar. On the left is a generous sized snug/study area, with a splendid characterful brick exposed open fire place, ideal retreat to cosy up and escape the world. A light filled, delightful dining area on the right, both benefitting from patio doors opening on to the pretty courtyard garden.

As you continue through the dining area, one enters another hallway superbly lit by a duo of skylight windows, there is a separate cloakroom with toilet and basin and a lovely four piece bathroom. On the left hand side are three attractive double bedrooms, bedroom four benefitting from an array of fitted wardrobes. All bedrooms offering appealing vaulted ceilings and characterful beams.

One of many highlights of this special home is the kitchen / breakfast room, bathed in natural light through a cleverly positioned skylight and patio doors onto the front garden. The Country style kitchen exudes character and style with an ornate brick chimney hood, beautiful exposed wooden beams and a vaulted ceiling. There is plenty of cupboards and worktop space, a Range cooker and a breakfast bar with seating, ideal for modern family living. This leads to a magnificent, spacious versatile studio area with four skylights that flood the area with light and warmth which continues through to large versatile workshop, both

offering exciting opportunities and potential for many diverse uses.

The first floor continues to amaze with a further spacious sitting room with another desirable brick fireplace, vaulted ceiling and bedroom two with an ensuite shower room, ideal for a guest suite, both benefitting from handsome bay windows with idyllic views of the heart of the village.

OUTSIDE

To the front of the property there is ample space for numerous cars and an attractive front garden mainly laid to lawn. The pretty rear courtyard garden has been well designed with a circle of lawn with decorative stone and shrub borders. The house is surrounded by countryside offering stunning views and sits opposite the church green.

LOCATION

Owslebury is a delightful Hampshire village which falls to the southeast of Winchester, an approximate 12-minute drive away, and is within the South Downs National Park, completely surrounded by glorious open countryside. Within the village is a local primary school, St. Andrew's Church, a village hall (which runs a part-time post office service), as well as the popular Ship Inn public house and a cricket ground that has been in use for approximately 150 years. There is also a vibrant community association and



several parish clubs and groups. Winchester is a splendid historical Cathedral City with much character, yet with a modern cosmopolitan feel. As well as national retail chains, Winchester is home to an array of independent boutique shops, fine restaurants, contemporary bars and an impressive farmers market. Schooling is typically outstanding, with the local catchment schools being Owslebury Primary School, The Westgate 'through' School and Peter Symonds Sixth Form College. Independent schools include The Pilgrims' School, St. Swithun's School, and Winchester College. Princes Mead and Twyford School are also a short drive away.

KEY INFORMATION

- A Wonderful Detached Property
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Multiuse Cellar
- A Magnificent Spacious Studio
- A Large Versatile Workshop
- Situated in The Sought After Area of Owslebury
- Beautiful Serene Private Setting
- Off Road Parking For Numerous Cars

PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band G

EPC – Rated E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.

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