



3 MILL PLACE

Micheldever Station, Winchester, Hampshire, SO21 3BZ

Carter Jonas

3 MILL PLACE, MICHELDEVER STATION, WINCHESTER, HAMPSHIRE, SO21 3BZ

- Three Bedrooms
- Two Bathrooms
- Carport & Parking
- Well Presented Home
- Landscaped Garden
- Cul-De-Sac Setting
- EPC rating C

DESCRIPTION

Modern three-bedroom three storey townhouse. Located in the village of Micheldever Station just a short walk from the railway station and public house, with nearby shop in the village of Micheldever. Perfectly located for access to A34, A33, A303 and M3. You enter via the glazed and panel entrance door into a light and spacious entrance hall, with doors through to a cloakroom, kitchen/breakfast room and sitting/dining room with stair rising to the first floor. The kitchen has a range of contemporary wall, base, and drawer units with a range of integrated appliances. The sitting room has doors opening onto the rear garden, and with a part glazed lantern roof providing ample natural light from the east elevation. On the first floor there are two double bedrooms, with family bathroom with stairs rising to the second floor where the principal bedroom is located with ensuite shower room.

MODERN HOME IN CONVENIENT LOCATION



OUTSIDE

The rear garden is landscaped to provide patio terrace, artificial lawn and raised planters with gated access to the driveway and carport parking.

LOCATION

Micheldever Station is renowned for its ease of access to London (Waterloo in approximately an hour) whilst offering a charming village location in the Hampshire countryside. The historic Cathedral City of Winchester is approximately 10 miles away, with the pretty village of Whitchurch within 5 miles.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, LPG, Private drainage.

Local Authority: Winchester City Council. Council Tax Band E.

Viewing: Strictly through the agent, Carter Jonas.



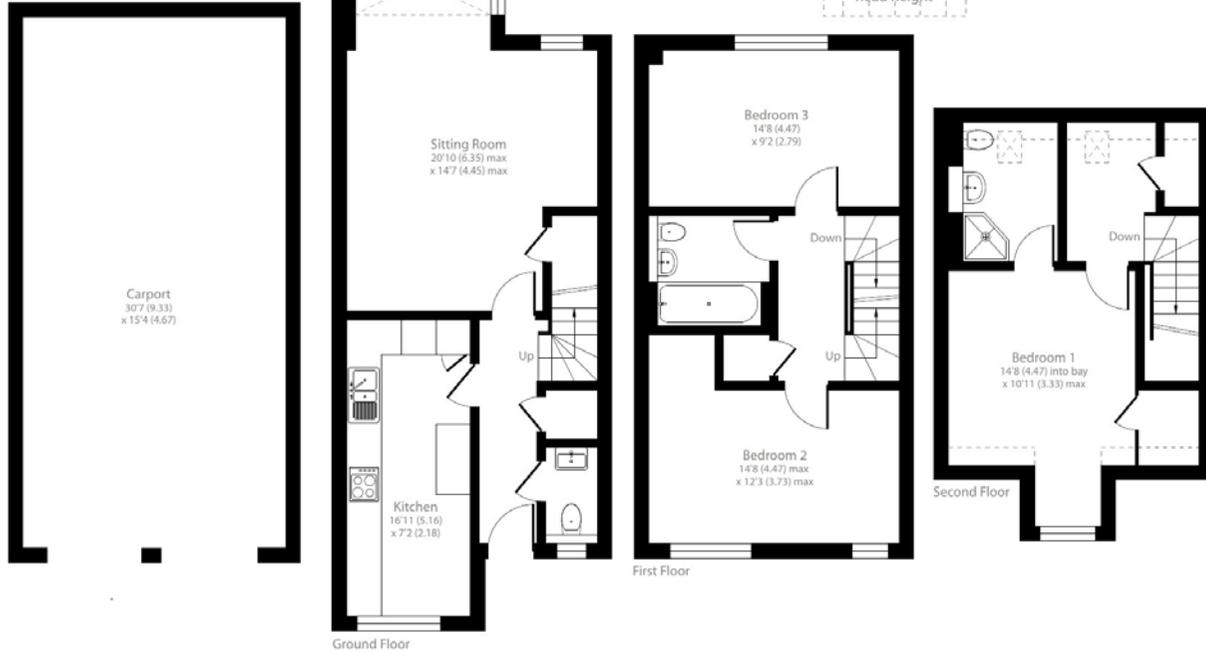
Micheldever Station, Winchester, SO21

Approximate Area = 1173 sq ft / 108.9 sq m (excludes carport)

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1199 sq ft / 111.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2024. Produced for Carter Jonas. REF: 1077111

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

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