



Chapter House, Wonston Road, Wonston, SO21 3LS
Guide Price £1,450,000 Freehold



Chapter House

Wonston, SO21 3LS

5 Bedrooms, 4 Bathrooms

Guide Price £1,450,000

- Charming and contemporary detached family home in popular village of Wonston
- 27' Living/kitchen/dining room with woodburning stove and walls of glass and doors to garden
- Family room with woodburning stove
- Sitting room with doors to the garden
- Principal bedroom suite with dressing area and ensuite bathroom
- Bedroom two with ensuite shower room
- Guest bedroom with ensuite shower room
- Gym/boot room, utility room and cloakroom
- Two further double bedrooms and family bathroom
- Parking and gardens in plot of c0.29 acres.
- Council Tax Band G; EPC Band E



CHAPTER HOUSE WONSTON, SO21 3LS

Tucked away in the heart of the charming village of Wonston, this beautifully presented five-bedroom family home is set within delightful cottage gardens and well-tended lawns, occupying a generous plot of approximately 0.3 acres.

Chapter House is situated on a small private road serving just four properties.

A gravelled driveway provides parking for three to four vehicles. The front door opens into a spacious and welcoming entrance hall, which leads to all the main reception rooms and features a turned staircase rising to a galleried landing on the first floor.

The house has been thoughtfully designed to maximise natural light throughout, thanks to large windows and glazed doors overlooking the garden, as well as a striking picture window on the landing. Internal wooden doors with glass panels further enhance the light and airy feel of the home.

At the heart of this home is the wonderful living/kitchen/dining room which has three walls of doors and windows opening to the garden.

It features a beautifully designed Neptune kitchen with a copious amount of fitted cabinetry, a large quartz centre island fitted with an electric double Aga oven and featuring a large breakfast bar area, ideal for coffees, family breakfasts, or just for guests to relax whilst meals are being prepared.

There is an integrated full-size fridge, freezer, and dishwasher, and the sitting area is further enhanced by a 14kw woodburning stove inset under a large oak beam mantle.

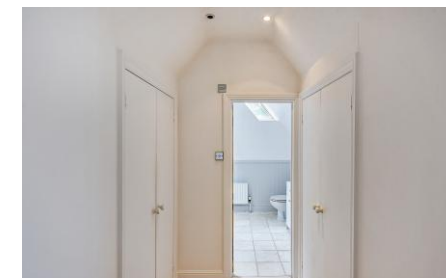
There is ample room for a long dining table and chairs and the room is further enhanced by a fabulously designed walk-in pantry.





The **family room** is a fabulously spacious room with a window overlooking the front garden and features a woodburning stove. The **sitting room** is a charming family room, with attractive panelled walls, and has a sliding door to the garden. This floor also benefits from a gym/boot room, utility room and a cloakroom.





The **Principal Bedroom** is double aspect, and features a dressing area and recently refitted ensuite bathroom comprising bath inset with wooden panelling, wc and twin basins set into vanity units fitted with drawers and storage cupboards.



FIRST FLOOR LANDING:

From the hallway, a turned staircase leads to the first floor galleried landing where there are five good sized bedrooms.

Bedroom two has fitted wardrobes and benefits from an ensuite shower room.





There are two further double bedrooms on this floor and a large **family bathroom** which features a large walk in shower cubicle, wc, and basin inset into vanity unit storage.



From the utility room downstairs, there is a separate staircase leading to a fabulous triple aspect **Guest Bedroom**, also with a refitted ensuite shower room.



CHAPTER HOUSE - USEFUL INFORMATION

Chapter House is approx. 30 years old and has been recently remodelled internally to provide the kitchen/living/dining room; and some refitted bathrooms. There is loft storage if required with the hatch being on the first floor landing, with the loft space being part boarded and having two fitted windows.

The plot is c0.3acres. *It should be noted that the far rear of the garden features a an additional small wooded bank area which whilst in the curtilage of the property is owned by the church and has been leased on an annual and renewable basis.*

Services: Oil central heating (oil tank located to rear of property behind garden shed). Pressurised hot water system (water tanks on first floor landing). There is shared private drainage with the other properties on the road, for which the residents have formed a management committee to organise the maintenance and emptying, along with maintenance and insurance of the private road.

Broadband: Superfast broadband available in the area, 47 mbps download, 8 mbps upload.

Flood risk: Rivers and seas and surface water – all ‘very low risk’ Flooding from ground water and reservoirs ‘very unlikely’

Council Tax Band G; EPC Band E

WONSTON – LOCATION

The quintessential English village of Wonston is nestled between the neighbouring communities of Stoke Charity, Sutton Scotney, and South Wonston. As you drive through, you'll find an appealing mix of charming thatched cottages and well-presented family homes, giving the village a welcoming and characterful atmosphere.

At the heart of the community stands the Holy Trinity Church, a beautiful example of historic architecture believed to be one of the earliest documented churches in Hampshire, with origins dating back to the Saxon era in 901, and mentioned within the Domesday Book in 1086. Wonston is also home to the award-winning Wonston Arms, a beloved local pub that regularly receives accolades, including *Best Little Pub in Hampshire* and *CAMRA Pub of the Year*.

The village comes alive each July with its traditional Village Fete, a much-anticipated event that brings residents and visitors together for a day of classic country festivities and community spirit.

Schools: The property is in catchment for South Wonston Primary School and Henry Beaufort Senior School. Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.





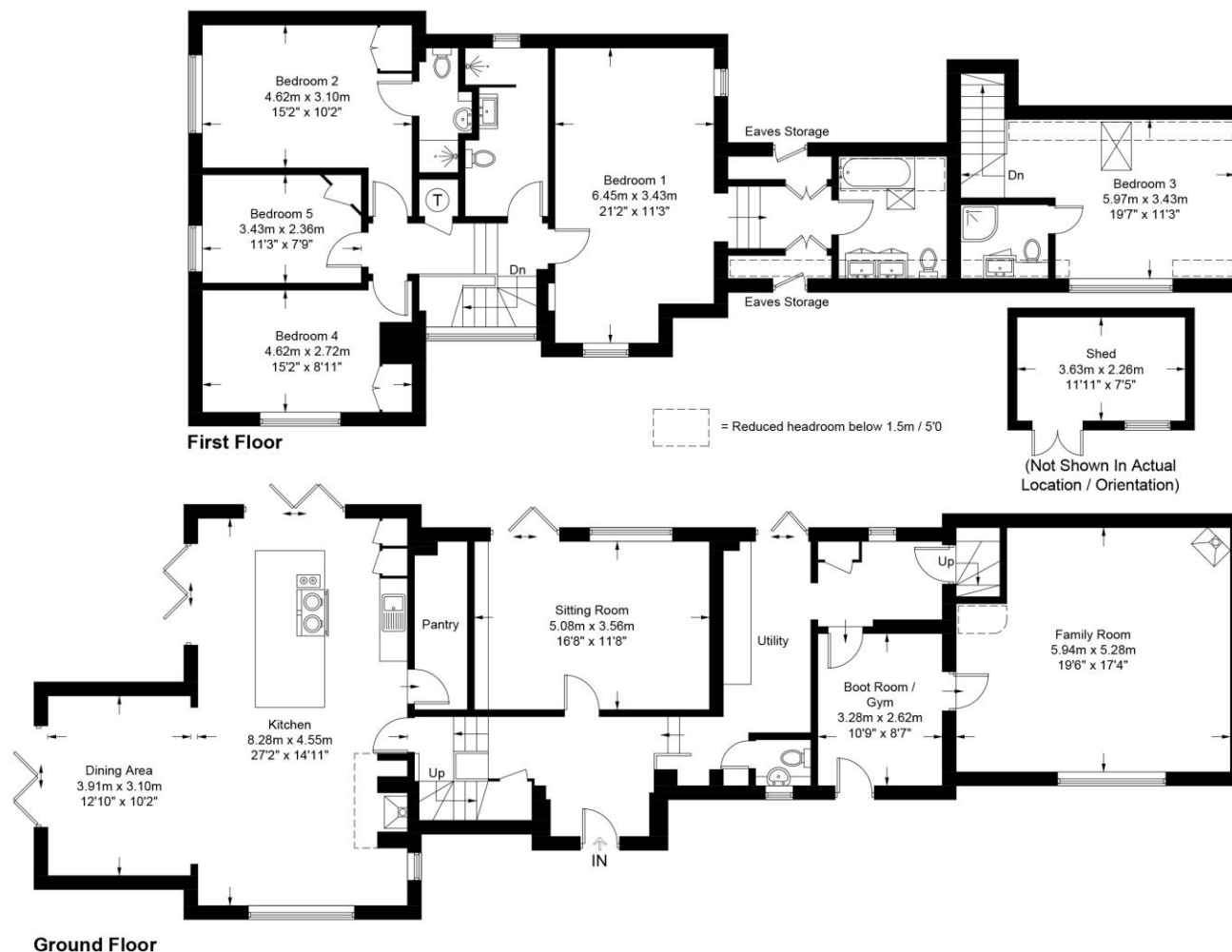
OUTSIDE: From the kitchen, sliding doors open to a deep paved sun terrace which wraps around two sides of the property, leading up to the lawn, which is extremely private and bordered by laurel hedges. There is also a five bar gate leading to the driveway, and a useful garden shed.



Approximate Gross Internal Area = 265.8 sq m / 2861 sq ft

Outbuilding = 8.2 sq m / 88 sq ft

Total = 274.0 sq m / 2949 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

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