



**Honeysuckle Cottage, 1 St Mary's Terrace, Twyford, SO21 1QD**  
Guide Price £595,000 Freehold



# Honeysuckle Cottage, 1 St Mary's Terrace, Twyford

3 Bedrooms, 2 Bathrooms

**Guide Price £595,000**

- Charming and beautifully extended character cottage on quiet no through road
- Sitting room with woodburning stove
- Stunning extended kitchen/living/dining room with doors to garden
- Downstairs shower room and separate utility room
- Three bedrooms and contemporary family bathroom
- Secluded garden with terrace, lawn, shed and rear access gate
- Garage and private parking
- Additional shared parking to the front
- Close to local post office & shop, River Bean & Bar, and The Bugle Public House
- Catchment for Twyford St Mary's CE Primary School and The Westgate School
- EPC Band D, Council Tax Band D



## HONEYSUCKLE COTTAGE, 1 ST MARY'S TERRACE, TWYFORD

Tucked away on a quiet private gravelled lane, shared by just seven homes, this beautifully extended three-bedroom terraced cottage blends period charm with a striking contemporary renovation, right in the heart of the sought-after village of Twyford.

A rose and wisteria-clad porch sets the tone on arrival, leading directly into the inviting sitting room. Bathed in natural light from a large bay window overlooking planted beds to the front, this characterful space features solid oak floors, and a focal fireplace with a wood-burning stove-perfect for cosy evenings.

Thoughtful redesign by the current owner has transformed the former dining room into two highly practical and stylish spaces.

One half now houses a stunning contemporary shower room, finished with eye-catching tiling, a rainfall shower and a Crittall-style screen, while the other forms a generous utility room with excellent storage and plumbing for laundry appliances.





To the rear, the impressive kitchen/living/dining room is the true heart of the home. Flooded with light from a wall of glazing, bi-folding doors and overhead Velux windows, the room benefits from soaring gabled ceilings, stone floor, and a seamless connection to the garden.

Original features are sensitively retained, whilst modern comforts include underfloor heating, extensive fitted cabinetry and wooden worktops. Integrated appliances include a dishwasher and fridge freezer, and there is a large five burner, two oven range cooker, creating a sleek yet welcoming contemporary living space ideal for both everyday life and entertaining.

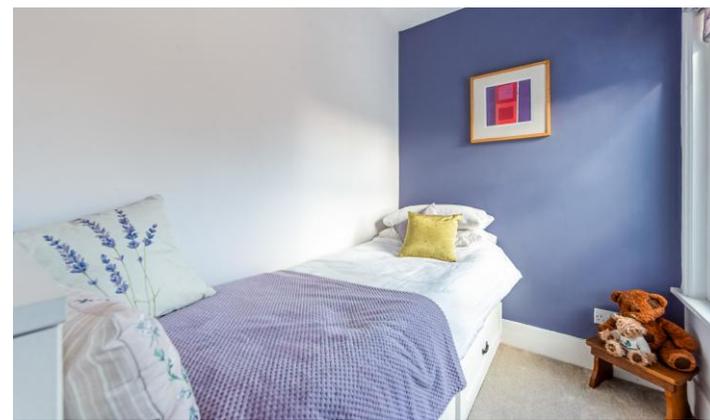




Upstairs, the principal bedroom enjoys a feature fireplace, along with a large sash window offering far-reaching views across water meadows and open countryside.



There are two further bedrooms-one double and one single-alongside a stylish modern family bathroom, naturally lit by a window. Additional storage is provided by a loft space accessed via hatch and ladder.





**EDUCATION:** The area is well-served by excellent schools, with catchment for Twyford St Mary's CofE Primary School, The Westgate School and Peter Symonds 6<sup>th</sup> Form College, and a number of top independent options such as Twyford Preparatory School, Prince's Mead, The Pilgrims' School, St Swithun's, and Winchester College.



## HONEYSUCKLE COTTAGE, TWYFORD

A rare opportunity to enjoy period charm, contemporary living and a prime village location, all within one of Hampshire's most desirable traditional English villages.

**CONSTRUCTION:** End of terrace cottage believed to be late Victorian in age, with red brick elevations under a tile roof. Single storey rear extension in 2018. Overall plot size 0.04 acres.

**LOCAL AUTHORITIES:** Hampshire County Council, Winchester City Council and Twyford Parish Council

**PARKING:** The property benefits from a single garage to the rear along with additional private parking. There is further shared parking to the front of the property.

**SERVICES:** Mains gas, electricity and water and drainage are connected.

**TENURE:** Freehold. Council Tax Band D; EPC Band D.

**BROADBAND:** (Source: Ofcom) Superfast Broadband is available with up to 80mbps download speeds.

**FLOODING:** (Source: Govt Environment Agency): Surface water, Groundwater, Rivers & Seas, Reservoirs: All Risks are Very Low.

**LOCATION:** Twyford is a popular and well-connected village just three miles south of Winchester, offering a great mix of everyday amenities and village charm.

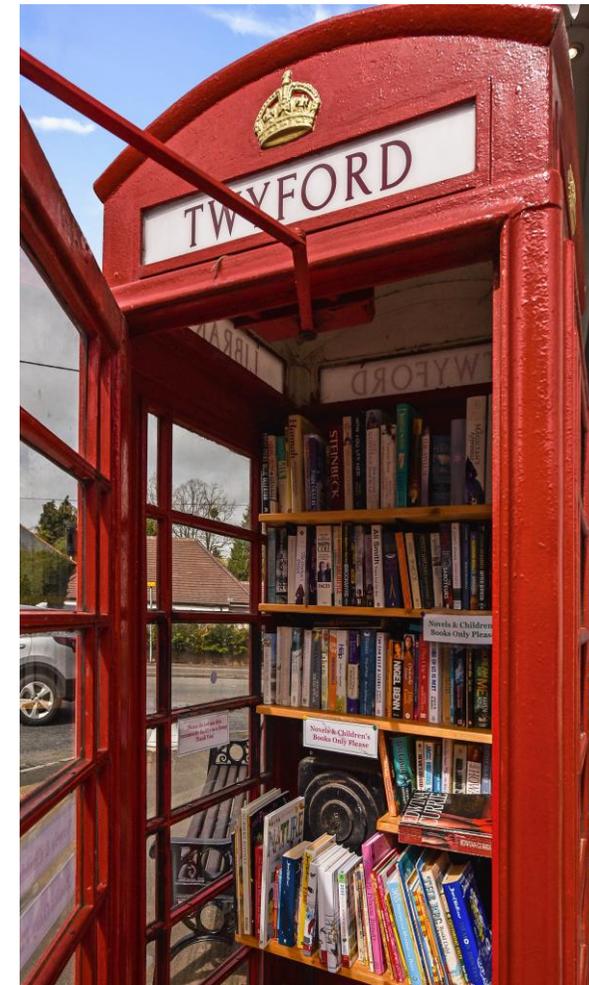
There's a post office and shop, a café, hairdressers, a pharmacy, a doctor's surgery, dentist, play parks, a well-regarded primary school, and the highly respected Twyford Preparatory School.

The village also boasts two pubs, including The Bugle – a much-loved pub and restaurant known for its excellent food.

**Shawford**, the neighbouring village, is within easy walking distance and has a mainline railway station with direct trains to London Waterloo in just over an hour, plus the bonus of free parking.

The scenic Bridge Inn sits beside the River Itchen and is a favourite local spot. The nearby villages of Otterbourne and Compton also offer additional shops and popular pubs.

Winchester, only about 3.7 miles away, is a historic cathedral city full of character and provides a wider range of facilities including shops, restaurants, cultural attractions, a theatre, cinema, and a mainline station.



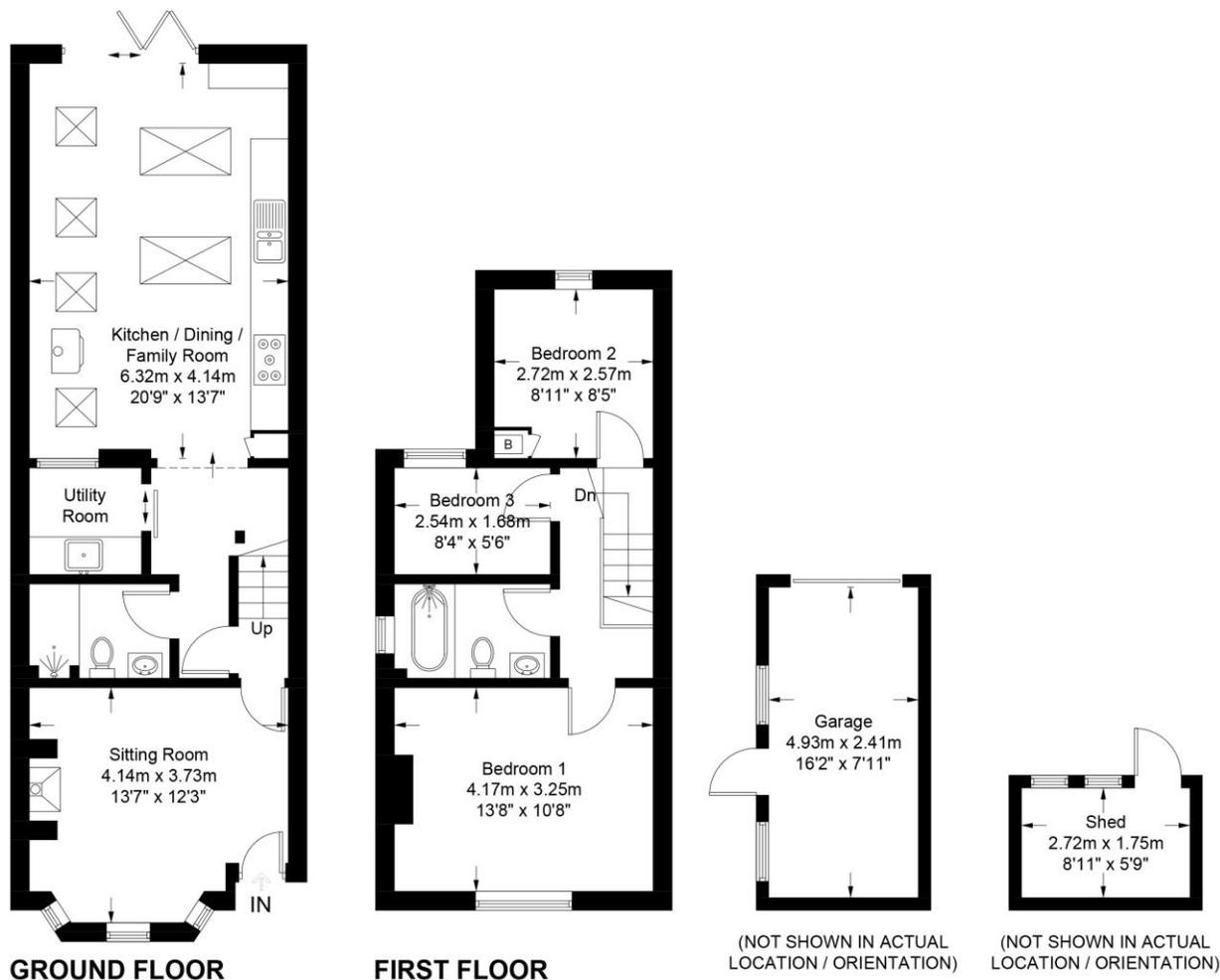


Outside, the pretty and secluded rear garden has been thoughtfully landscaped to create a peaceful retreat.

An Indian sandstone sun terrace, accessed directly from the kitchen, leads up to a lawn framed by gently curving flower beds stocked with mature shrubs and seasonal bulbs. The left-hand boundary fencing has recently been replaced, and to the rear of the garden sits a large storage shed and a gated access leading through to the garage and rear parking area.



Approximate Gross Internal Area = 91.0 sq m / 980 sq ft  
Outbuildings = 16.6 sq m / 179 sq ft  
Total = 107.6 sq m / 1159 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1270833)

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