



Nony
Kerr - Smiley
FREELANCE ESTATE AGENT

Sunnybank, Itchen Abbas, SO21 1BQ
Guide Price: £900,000 Freehold

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in association with
MARTIN&CO

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Sunnybank, Itchen Abbas, Winchester, SO21 1BQ

4 Bedrooms, 2 Bathrooms

Guide Price: £900,000

- Stunning four-bedroom detached period home
- Sought after village location with far reaching views
- Fabulous open plan contemporary kitchen/living/dining room
- Family Room with open fireplace
- Three double bedrooms, plus a large single bedroom
- Family Bathroom and ensuite facilities
- Large utility room and separate cellar/gym
- Outbuildings and off-road parking
- Attractive and secluded gardens
- Just a short drive from both Winchester and Alresford
- Council Band G; EPC Band D



SUNNYBANK, ITCHEN ABBAS

A distinguished detached Edwardian home enjoying an elevated position with far-reaching views across the River Itchen and towards the South Downs, set in the heart of the highly desirable village of Itchen Abbas.

Sunnybank is a particularly handsome period home, set back from the road and approached via a private driveway, offering both privacy and a wonderful sense of arrival.

The property has been beautifully redecorated and combines elegant Edwardian character with the comfort and flow of modern family living, with many original features carefully preserved, including high ceilings, large bay windows, ornate fireplaces and a striking galleried landing. The generous proportions typical of the period are evident throughout, creating a home that feels both refined and welcoming.

The traditional panelled front door sits beneath an ornate wrought-iron Edwardian veranda, a charming spot to sit and take in the sweeping views across the valley. Inside, a wide and light-filled entrance hall runs through the centre of the house, immediately showcasing the impressive scale and character for which homes of this era are so admired.

The standout feature of the ground floor is the exceptional open-plan kitchen, dining and living space, designed by the current owners as the true heart of the home. This is a wonderfully large and sociable room, flooded with natural light from the impressive bay window and additional side windows.

The space comfortably accommodates a full kitchen arrangement with extensive preparation areas and storage, alongside a substantial dining table and relaxed seating area, making it ideal for everyday family life as well as entertaining on a larger scale.





Opposite the kitchen/family room is an elegant dual-aspect reception room, currently arranged as a playroom, which provides a versatile additional living space. A large sash window frames views to the front, while the original fireplace provides a charming focal point.

Further along the hallway is a useful cellar, currently arranged as a gym and naturally lit via a glazed former coal hole. There is also a cloakroom retaining its original high-level flush WC, together with a generous utility room with quarry-tiled flooring and sash window overlooking the outbuildings.

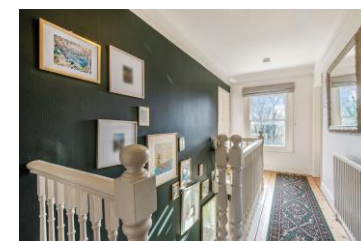




The Principal Bedroom is particularly impressive, with large bay windows capturing superb views across the River Itchen and surrounding countryside.



AND SO TO BED: A beautiful staircase rises to the first floor and the impressive galleried landing, illuminated by a large sash window that fills the space with natural light.



BEDROOMS AND BATHROOMS:

Four well-proportioned bedrooms are arranged off the landing, comprising three generous double bedrooms and a large single, all retaining their original fireplaces as attractive period features.

SUNNYBANK, USEFUL INFORMATION

CONSTRUCTION: Sunnybank is a traditional Edwardian villa, understood to date from 1907, of redbrick elevations under a tiled roof. **TENURE:** Freehold

PLOT: Overall plot size 0.15 acres

LOCAL AUTHORITIES: Hampshire County Council, Winchester City Council, Itchen Abbas Parish Council.

COUNCIL TAX/EPC: Council Tax Band G; EPC Band D

PARKING: Ample space for parking to the side of the property

SERVICES: Mains gas, electricity and water; private cesspit tank drainage.

BROADBAND: (Source: Ofcom) Superfast Broadband is available, 58mbps download, 10mbps upload

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



ITCHEN ABBAS, THE VILLAGE:

LOCATION: Perfectly positioned between Winchester and Alresford, Itchen Abbas is one of the most sought-after villages in the Itchen Valley, known for its beautiful countryside, strong community and excellent access to the surrounding area. Sunnybank offers a rare opportunity to enjoy period charm, exceptional space and glorious views in a truly special setting.

Ideally located between the historic cathedral city of Winchester and the quintessential Georgian market town of Alresford, the village offers a warm and active community. Local highlights include the charming St John's parish church, the well-loved Plough Inn, a welcoming village hall, and a primary school, all within a short stroll from the property.

Everyday essentials are easily accessed in Kings Worthy with the fabulous Cobbs Farm Shop. Towards Alresford, there is also the West Lea Farm Shop, while Alresford itself provides an array of independent shops, cafes, and boutiques. Just a short drive away,

Winchester caters to all lifestyle needs with its vibrant city centre, celebrated restaurants, cinema, theatre, and sports facilities. The city's mainline station offers regular services to London Waterloo, making it a superb choice for commuters.

With excellent access to the M3, M25, M27, and the South Coast, the property is perfectly situated to enjoy the best of countryside living without compromising on convenience.



SCHOOLING:

Sunnybank is close to good schools both in the state and independent sector. The catchment schools are Itchen Abbas Primary School, The Henry Beaufort School and Peter Symonds 6th Form College.

Local independent schools include St Swithun's School, Twyford School, Princes Mead, The Pilgrims School and Winchester College, each of which is within just a few minutes drive.

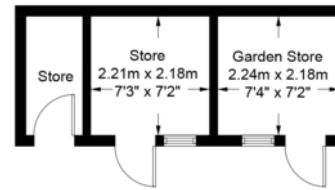


Outside, the south-facing gardens are both private and peaceful, enclosed by mature laurel hedging and fencing. The garden provides a delightful setting for outdoor dining and relaxation, with generous lawned areas for children to play alongside raised beds, vegetable plots and established fruit trees.

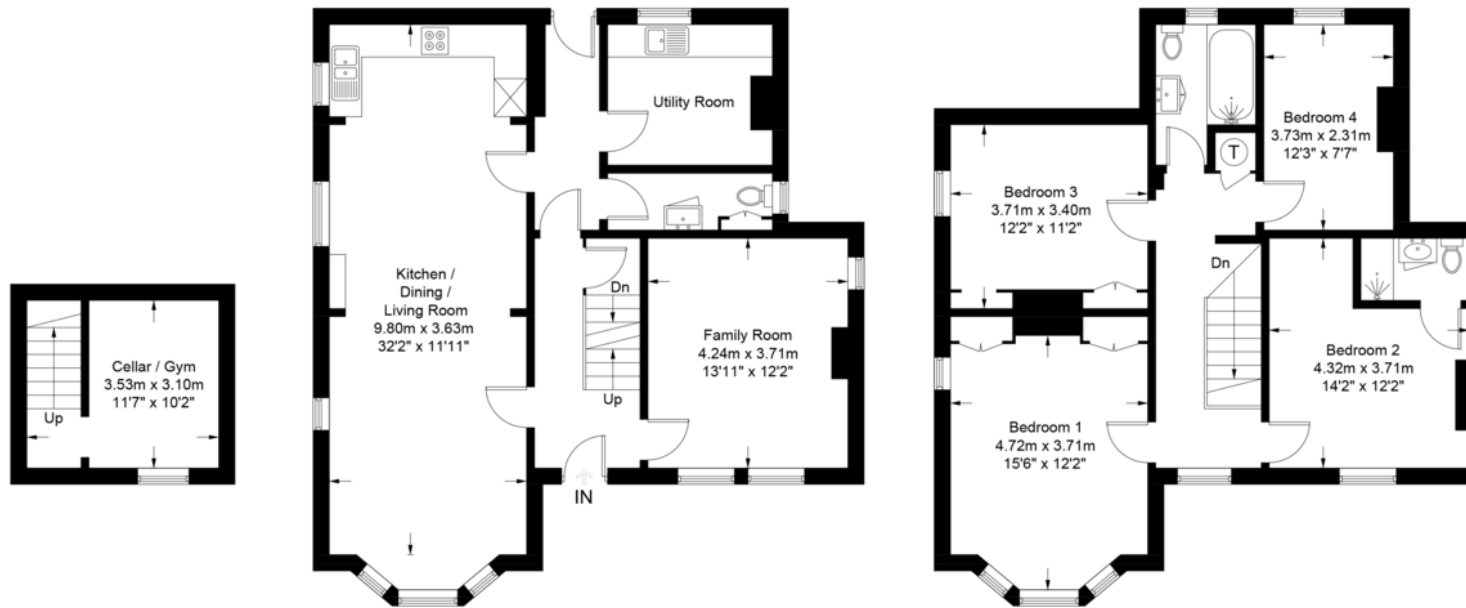
To the rear of the property is a range of traditional brick outbuildings, offering excellent storage and clear potential for conversion into a home office or studio, subject to the necessary permissions. Sunnybank also benefits from ample driveway parking for several vehicles.



Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft
 Outbuilding = 12.8 sq m / 138 sq ft
 Total = 177.5 sq m / 1911 sq ft
 (Including Cellar)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



LOWER GROUND FLOOR GROUND FLOOR

FIRST FLOOR

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