



Glenview, Hazeley Road, Twyford, SO21 1PY
Guide Price £750,000 Freehold



Glenview, Hazeley Road, Twyford, SO21 1PY

3 Bedrooms, 2 Bathrooms

Guide Price £750,000

- Attractive three-bedroom detached home situated in the sought-after village of Twyford
- Welcoming living room and cosy snug area featuring a charming wood-burning stove
- Highly energy efficient with solar panels and an air source heat pump
- Impressive extended kitchen/breakfast room with doors opening onto the garden terrace
- Separate dining room and study, together with a ground floor family bathroom and utility room
- Two spacious double bedrooms connected by a Jack and Jill shower room, plus a generous single bedroom
- Beautifully landscaped gardens extending to approximately 0.25 acres
- Garage and extensive off-road driveway parking for multiple vehicles
- Conveniently located close to village centre, local shops and The Bugle public house
- In catchment for Twyford St Mary's CofE primary school and The Westgate School



**GLENVIEW,
HAZELELY ROAD
TWYFORD, SO21 1PY**

Occupying a wonderful position within the highly desirable village of Twyford, Glen View is a charming detached three-bedroom cottage offering beautifully balanced family accommodation, exceptional gardens approaching 0.25 acres, and impressive eco-friendly credentials. Combining character, versatility and sustainability, this attractive home enjoys far-reaching countryside views, generous parking and a peaceful setting just moments from excellent village amenities and communications.

Set back from the road behind mature front gardens, the property immediately conveys a sense of privacy and tranquillity. A driveway provides off-road parking for several vehicles in addition to a single garage, whilst steps rise to the welcoming entrance hall.

At the heart of the home is the stunning extended kitchen/breakfast room, recently renovated to an excellent standard and thoughtfully designed for modern family living. Featuring a gas-fired Aga, electric hob set within the worktop, integrated appliances and an extensive range of wall and base units beneath quality work surfaces, the kitchen enjoys lovely views across the garden with doors opening directly onto the terrace, seamlessly connecting indoor and outdoor living.





The accommodation flows beautifully throughout the ground floor, offering both flexibility and character. A cosy snug area with wood-burning stove opens into the bright and spacious living room, where French doors flood the space with natural light and frame the glorious garden outlook. There is also a separate dining room, study, utility/boot room, and a generous family bathroom with both bath and separate shower. With bathroom facilities on the ground floor, the dining room could also serve as a potential fourth bedroom if desired.





Upstairs, there are three well-proportioned bedrooms. The principal bedroom is a particularly light-filled room overlooking the rear garden, offering extensive wardrobe space and access to a Jack and Jill shower room shared with the second bedroom. Bedroom two enjoys spectacular far-reaching views across the valley and surrounding countryside, whilst bedroom three is a spacious single room with attractive garden views.



Photos above of downstairs bathroom and upstairs shower room





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 6th 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.



GLENVIEW, TWYFORD

Glenview is a detached house set in a 0.25-acre plot, believed to date from the mid 1930s.

It began life as a bungalow and was extended with planning permission with the erection of single storey rear extension and the raising of the roof to provide three bedrooms and one bathroom in 1983 and 1980 respectively.

Construction: Red brick elevations under a pitched slate roof.

Tenure: Freehold

Services: Mains Gas, Electricity, Water, Sewage and Wastewater all connected to the mains.

Conservation area: Glen View sits with the boundary of the South Downs National Park

Heating and Energy: Solar Panels (owned), Air Sourced Heat Pump. Gas fired Aga in the kitchen and Wood Burning Stove in the Snug.

Parking: Single garage and ample driveway parking

EPC Grade B; Council Tax Band F

Broadband: (Source Ofcom): Ultrafast Broadband available in area: 1000 mbps download

Flood Risk (Source: Govt Environment Agency): Rivers and Seas and Surface Water Risks 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.



A particular feature of Glenview is its outstanding landscaped gardens, which extend to approximately 0.25 acres.

Carefully designed and lovingly maintained, the gardens offer an idyllic setting for both relaxation and entertaining, with a sunny terrace, expansive lawns, mature hedging and borders, vegetable plots, fruit cages, greenhouse, summer house and an attractive water feature.

The generous plot also offers excellent potential for future extension, subject to the necessary planning permissions.



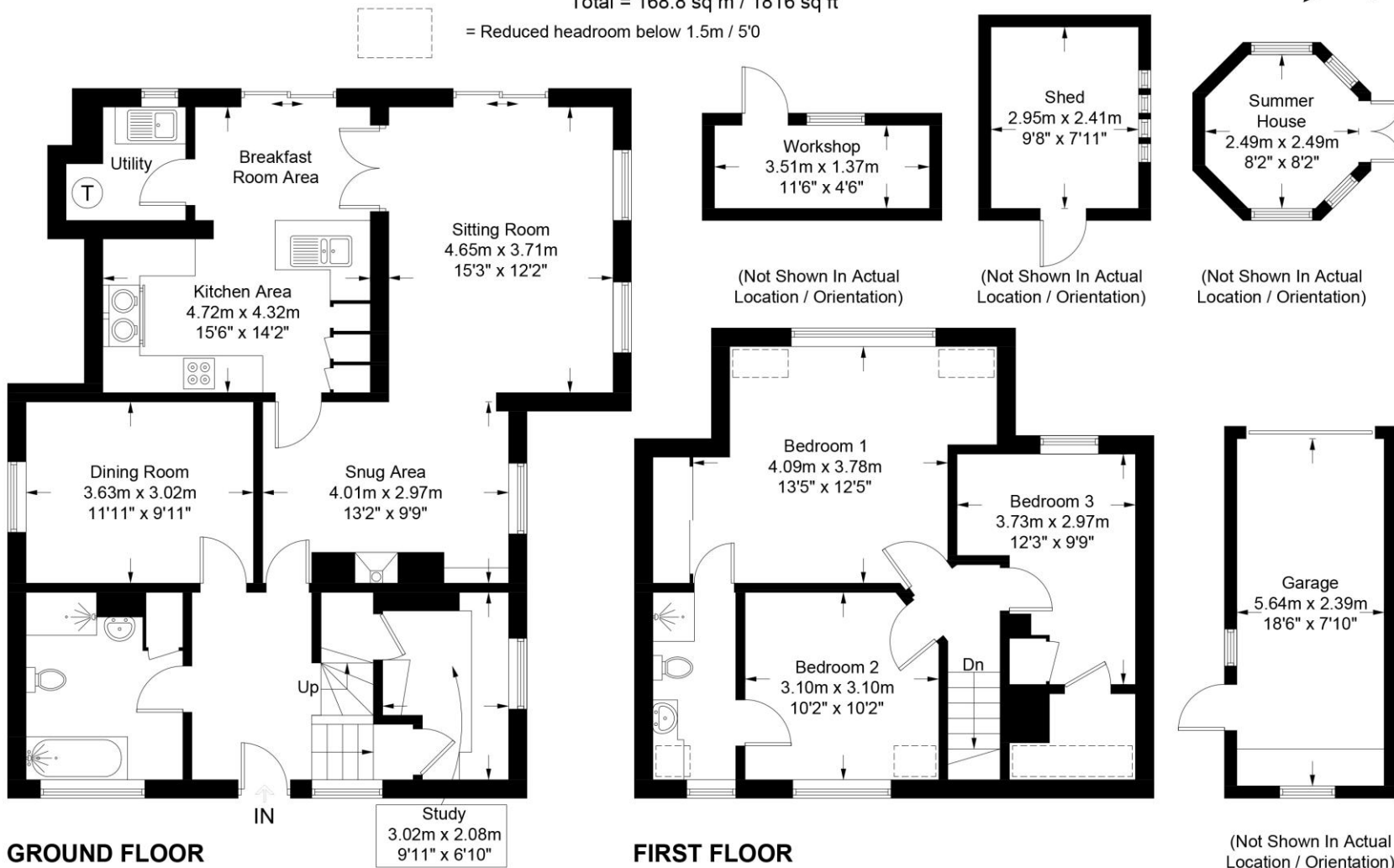
Approximate Gross Internal Area = 138.2 sq m / 1487 sq ft

Outbuildings = 30.6 sq m / 329 sq ft

(Including Garage)

Total = 168.8 sq m / 1816 sq ft

= Reduced headroom below 1.5m / 5'0"



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1305907)

Martin & Co Winchester

64 Parchment Street • Winchester • SO23 8AT
T: 01962 843346 • E: winchester@martinco.com

01962 843346
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

