



Hacks Lane, Crawley, Winchester, Hampshire, SO21 2PY

Winkworth

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Three Bedroom Home in the Heart of Crawley

This handsome and spacious semi-detached house was originally built in the 1990s, although has subsequently been extended to produce the well-balanced accommodation on offer today. The property boasts an abundance of natural light throughout and enjoys some superb views to the front while the accommodation provides an excellent array of reception space on the ground floor and four bedrooms on the upper floors.

The house is entered via a covered porch which leads into a spacious hallway. To the rear lies the heart of the home, the stunning kitchen/dining/sitting room which stretches the full width of the property with bifold doors onto the patio. The fitted kitchen is sleek and modern, with ample base and eye-level units providing plenty of storage. There is space for a range-style cooker and further appliances while a utility room off the kitchen has space and plumbing for a washing machine and tumble dryer. The dining area lies alongside the kitchen with ample room for a good-sized table and chairs. Down a step is the lovely sitting room featuring wide bifold doors which can be fully opened onto the patio, combining inside and outside space to create a large, open, entertaining option. To the front of the property is a snug/family room with superb bespoke fitted units providing practical storage. A smart downstairs WC completes the accommodation on the ground floor.

Stairs rise to the first floor where the bedrooms radiate from the central landing. The largest bedroom to the front has wonderful views over the local farmland. The two further bedrooms are both doubles, and one has the advantage of its own en-suite. A family bathroom with bath and shower over serves the remaining bedrooms. The second floor has been converted to provide an excellent fourth bedroom with bespoke wardrobes and plenty of natural light courtesy of roof lights and a window to the side. There is also a considerable amount of eaves storage on this floor.

Outside, the property is attractively set back beyond the driveway, where there is parking for several vehicles. The rear garden is partly laid to lawn with hedge borders adding privacy. A good-sized area of patio lies directly behind the house providing plenty of space for outside entertaining and a shed gives useful storage.





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Directions

Leave Winchester on Stockbridge Road. Continue along Stockbridge Road (B3049) for around 6 miles and then turn right into Peach Hill Lane. After 0.9 miles turn left onto Hacks Lane and go past the cricket club on the right. The property is on the left-hand side.

Location

The picturesque village of Crawley, with a thriving community, is located just over 6 miles north-west of Winchester. There is a local cricket club just across the road from the property and the highly regarded Fox pub is located just half a mile away. The village is surrounded by beautiful countryside. Nearby Winchester has a wide range of amenities including a mainline railway station (links to Waterloo in under an hour), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The property is in the catchment for the highly regarded Sparsholt Primary and Henry Beaufort and Westgate Secondary schools.

Tenure: Freehold

Services

Mains gas, electricity and water. Private drainage

Winchester City Council

Council tax band: E

EPC rating: C

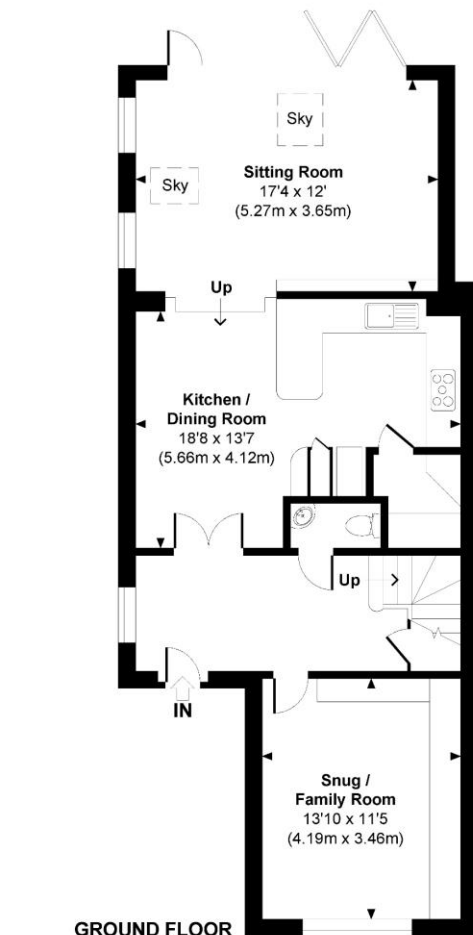
Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

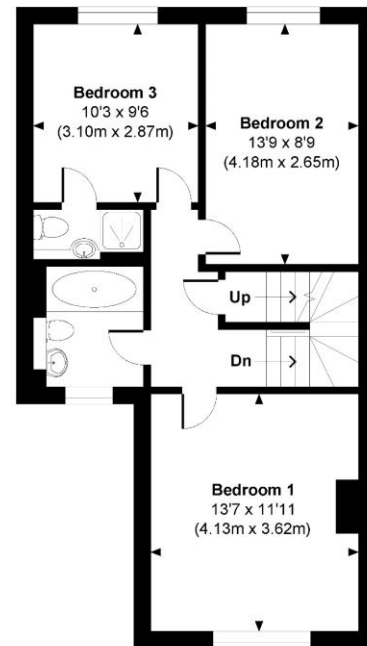
Meadow View

Approximate Gross Internal Area
Total = 1471 Sq Ft / 136.66 Sq M
Includes areas with Restricted room height.

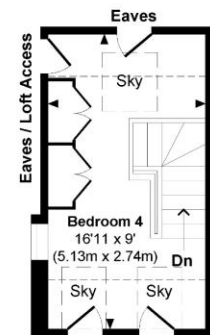
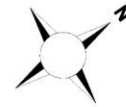


GROUND FLOOR

Indicates restricted room height less than 1.5m.



FIRST FLOOR



SECOND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Winkworth Winchester

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Winkworth

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