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Church Lane, Easton, Winchester, Hampshire, SO21 1EH







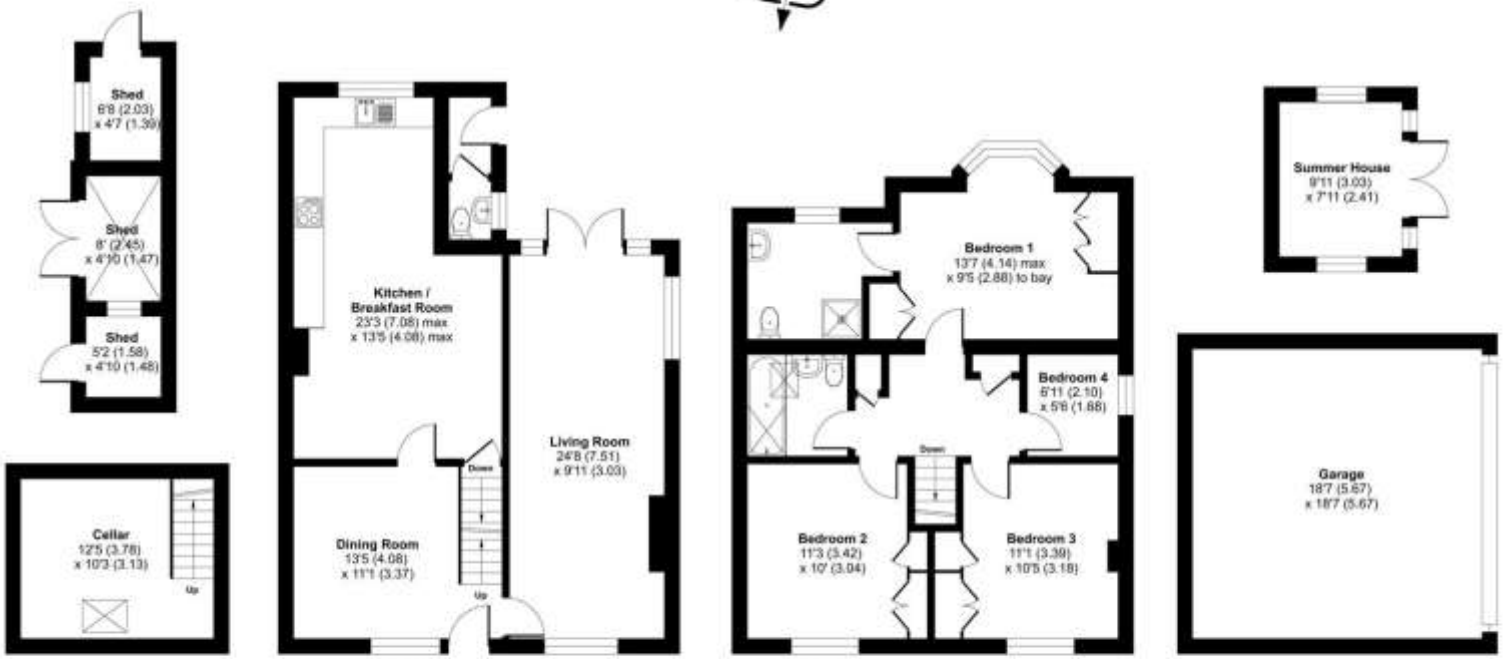




ACCOMMODATION

A charming and characterful home, ideally positioned in the heart of the highly sought-after village of Easton. The property offers deceptively spacious and versatile accommodation throughout, with the additional benefit of a detached double garage situated close to the house and held under a separate title. The front door opens into a welcoming dining room, providing an excellent space for entertaining. From here, a door leads into the generously proportioned, dual-aspect sitting room, where an electric wood-burning-style stove with an attractive timber mantel creates a warm focal point. Double doors open directly onto the rear garden, providing a natural connection between the indoor and outdoor spaces. Beyond the dining room is a spacious open-plan kitchen/breakfast room, fitted with an attractive farmhouse-style kitchen that complements the character of the home, together with a range cooker and ample space for informal dining. Stairs from the kitchen lead down to a useful cellar, providing excellent additional storage. A practical utility area and downstairs cloakroom complete the ground-floor accommodation, with a further door providing access to the rear garden. The first floor continues to impress, offering three well-proportioned double bedrooms and a fourth single bedroom, which would work equally well as a nursery or home office. There is excellent storage throughout, with built-in cupboards to the landing and all three double bedrooms. The generous principal bedroom is particularly appealing, benefiting from an attractive bay window and a spacious en-suite shower room. Outside, the property enjoys a private and enclosed rear garden with a desirable southerly aspect. A sheltered patio immediately behind the house provides an ideal setting for al fresco dining and entertaining, while steps lead up to the main garden, which is predominantly laid to lawn and complemented by established planting and a summer house. The detached double garage is located within close proximity of the property and provides valuable additional parking and storage.

Approximate Area = 1480 sq ft / 137.4 sq m
Garage = 346 sq ft / 32.1 sq m
Outbuilding = 198 sq ft / 18.3 sq m
Total = 2024 sq ft / 188 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1511266





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SITUATION

Situated in the heart of the highly sought-after village of Easton, within the picturesque Itchen Valley, approximately four miles east of Winchester. The village offers a strong sense of community, with two popular village pubs, a cricket ground, village hall and historic St Mary's Church. Surrounded by attractive countryside, the area provides excellent opportunities for walking and enjoying the outdoors, while Winchester city centre is just a short drive away, offering an extensive range of shops, restaurants, cafés and leisure facilities. The nearby A34 and M3 provide excellent road links, making the property well placed for commuters. Easton also benefits from a selection of well-regarded schools nearby, making this an appealing location for families seeking a peaceful village setting within easy reach of Winchester.



SPECIFICATION

- Highly sought after village location
- Elevated position
- Period features
- Deceptively spacious
- Three double bedrooms
- Ensuite, bathroom & cloakroom
- South facing rear garden
- Double garage
- No onward chain



LOCAL AUTHORITY
Winchester City Council
Council Tax Band E

ASKING PRICE £795,000

TENURE
Freehold

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