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Little Hayes Lane, Itchen Abbas, Winchester, Hampshire, SO21 1XA









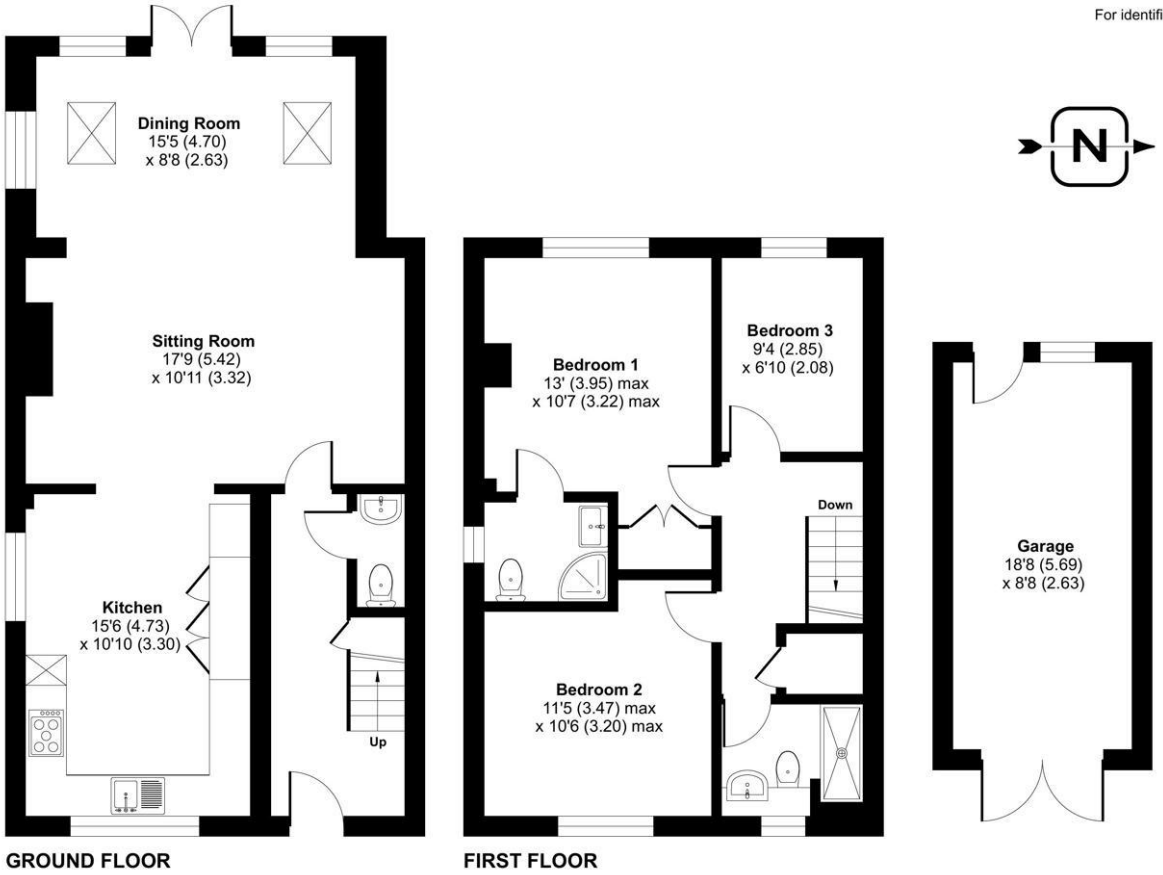


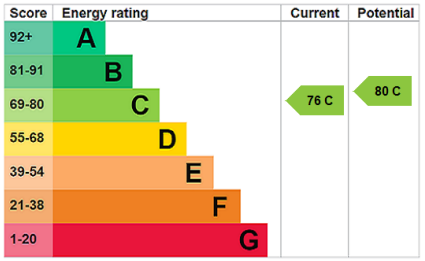
ACCOMMODATION

A stunning modern semi-detached home, ideally tucked away within a small, bespoke development in the heart of the highly sought-after village of Itchen Abbas. The property enjoys an attractive position with access to private residents-only greens to both the front and rear, creating a particularly pleasant setting. The home itself is beautifully presented throughout, offering buyers the rare opportunity to simply move in and enjoy. The front door opens into a welcoming entrance hall, which leads through to an impressive open-plan ground floor living space. At its heart is a spacious sitting area with a working fireplace providing an attractive focal point. To the front of the property is a modern, well-appointed kitchen with a range of integrated appliances, while beyond the sitting room is a generous dining area, ideal for both everyday family life and entertaining. Double doors open directly from the dining area onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. The ground floor accommodation is completed by a convenient cloakroom. The first floor continues to impress, offering three well-proportioned bedrooms served by a modern shower room, with the principal bedroom further benefiting from its own en-suite. Outside, the property enjoys a generous and beautifully maintained private rear garden. A patio immediately adjoining the house provides the perfect setting for summer dining and barbecues, while mature planted borders run along the garden with a central area of lawn. To the rear is a further patio and summer house, creating another attractive space in which to relax and enjoy the garden. Beyond the garden lies a private residents-only green, adding to the property's sense of space and attractive outlook. The home also benefits from a garage and allocated parking, completing what is an exceptionally appealing property in one of the area's most sought-after village locations.

Approximate Area = 1133 sq ft / 105.2 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 1294 sq ft / 120.1 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: 1512151

Scan the QR code to find out more information about this property.

SITUATION

Itchen Abbas is a highly desirable village situated in the beautiful Itchen Valley, within the South Downs National Park and just a short distance from the historic city of Winchester. Surrounded by rolling countryside and picturesque water meadows, the village offers an enviable rural lifestyle with excellent opportunities for walking and outdoor pursuits. Itchen Abbas has a strong community feel, with a village hall, church and well-regarded primary school, together with The Plough pub. Winchester provides an extensive range of shopping, leisure and cultural facilities, while excellent road links provide access to the A31, A34 and M3, making the area ideal for commuters.



SPECIFICATION

- Sought after village location
- Secluded setting
- Residents only green to the front & rear
- Three bedrooms
- Modern open plan living
- Beautifully presented
- Garage & parking
- Private rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band

ASKING PRICE £630,000

TENURE

Freehold

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance

The Old Post Office, 17 West Street, Alresford, Hampshire, SO24 9AB
alresford@chartersestateagents.co.uk