



**HOBBS HOUSE, MORN HILL**

Alresford Road, Winchester, SO21 1HL

**Carter Jonas**

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## HOBBS HOUSE, MORN HILL, ALRESFORD ROAD, WINCHESTER, SO21 1HL

- Carport & Parking
- Garden Room
- 'A' rated home
- Solar PV
- 2 Tesla power walls
- Outstanding views
- South Downs National Park

### DESCRIPTION

Having been originally built in 2012 this home forms a select development of just two 'A' rated homes. The property is set in the centre of its plot to create privacy, yet retain the most amount of natural light. The entrance door opens into the inner hall with full height windows to the front and doors through to the living space, all bedrooms and bathroom. The open plan reception is a stunning triple aspect room, cleverly designed to form a kitchen, dining and sitting room, with complete versatility to change these spaces throughout the seasons. A particular feature is the double sided log burning stove. The low-level island which forms a perfect divide between kitchen and social spaces. The kitchen is fitted with wall, base and drawer units with integrated appliances.

There are three bedrooms, the main bedroom has ensuite shower room with rainfall shower enclosure, twin basins and WC with a combination of tiling and glass.

The gardens are another fantastic attribute to this home with open fields on three elevations with commanding views to the village of Easton, mixed with a perfect balance of lawns, planted borders with an array of wild flowers and natural planting. There is a carport with provision for electric vehicle charging, a further garden room and two integrated stores.

## TRULY UNIQUE HOME IN A FANTASTIC ELEVATED POSITION WITHIN THE SOUTH DOWNS NATIONAL PARK



## LOCATION

Morn Hill has a commanding elevated position just 3 miles from the city centre and within the South Down National Park. Surrounded by a number of stunning walks and open countryside with the convenience of the A31, M3, M27, A34 & A33 just a short distance away from the city centre with mainline station with services to London (Waterloo) in under an hour.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, Solar PV, metered mains water, Fibre to the cabinet (FTTC) and mobile services check Ofcom's website.

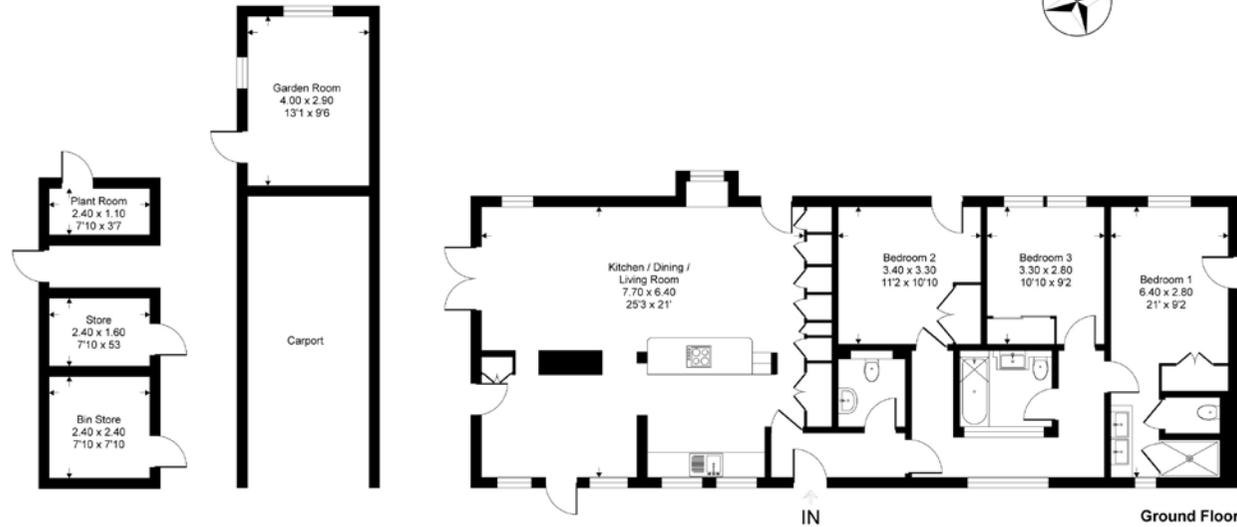
**Local Authority:** Winchester City Council Tax Band F

**Viewings:** Strictly by appointment

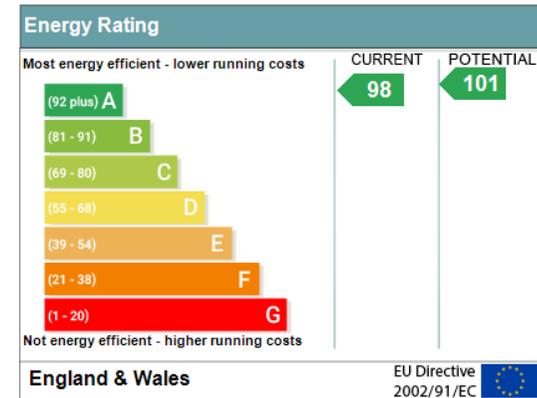


## Alesford Road, SO21

Approximate Gross Internal Area = 115 sq m / 1233 sq ft  
 Approximate Outbuildings Internal Area = 24 sq m / 256 sq ft  
 Approximate Total Internal Area = 139 sq m / 1489 sq ft  
 (excludes carport)



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 Produced for Carter Jonas



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