

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

TWYFORD THE ITCHEN VALLEY 3 MANOR FARM GREEN, SO21 1RA



An attractive mid-terrace 2 bedroom cottage with detached garage and rear garden located on the outskirts of the Village of Twyford.

With views to the South across open countryside. Within South Downs National Park.

FOR SALE

No Chain

Price Guide: £435,000

Freehold for Sale. Vacant Possession. Offers Invited.



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LOCATION: See **Location Plan** where the Property is identified by the red arrow. Winchester 3 miles, M3 (Junction 11) within 2 miles, Eastleigh 3½ miles, M27 (Junction 5) 5½ miles, Bishop's Waltham 7 miles.

DIRECTIONS: From Winchester Junction 11 of the M3 take the B3335 south towards Twyford. Once through the traffic lights in the centre of the Village proceed for a further 500m and then turn right into 'Manor Farm Green' and the Property is the third Cottage on the left hand side. From Bishop's Waltham proceed west along the B2177 through Lower Upham to Fisher's Pond. At Fisher's Pond turn right onto B3354 signed Twyford and Winchester. Cross over the roundabout and after 2 miles at the southern edge of Twyford, turn left into 'Manor Farm Green' and the Property is the third Cottage on the left hand side.

DESCRIPTION: The Cottage forms part of a terrace of four Cottages built in the early 20th Century. No. 3 Manor Farm Green is mid-terrace built of brick under a tiled roof and comprises two good sized bedrooms with detached single garage, parking and a spacious south facing rear garden. The Cottage provides a total of 989ft² (91.9m²) gross internal accommodation.

The extent of the Property is shaded green on the **Site Plan** which extends to 0.106 acres (0.043 ha).

The Property is positioned at the southern edge of Twyford Village which allows views across the countryside and is close by to the River Itchen and the Itchen Navigation. The Village of Twyford provides facilities including: Shop with Post Office, Doctors Surgery, 2 Public Houses, Restaurant, Twyford Preparatory School, Primary School. Hockley 18 hole golf course is within 3 miles.

There are extensive Public Rights of Way in the locality and being within South Downs National Park, Twyford enjoys an attractive position in the Itchen Valley and adjoining open down land countryside.

The Property is within 3 miles of the centre of the City of Winchester. Shawford railway station within a mile of the Property provides train journeys to London Waterloo within 71 minutes.

ACCOMMODATION: The Property benefits from a very useful tiled porch area at the front door. With mains gas central heating. The Dining Room has a Wood Burning Stove. The Sitting Room has an open fireplace and bay window. The Kitchen provides plumbing for a washing machine.

OUTSIDE: At the front of the Property there is car parking for two cars. The single detached brick Garage (2.50m x 5.30m internal) provides good secure storage with an up and over door, and side pedestrian door with lighting and electricity provided.

The rear garden extends to approx. 40 m with average 7m width with a southerly aspect.

SERVICES: Mains electricity, gas, drainage and water. Outside tap at front.

COUNCIL TAX: Property Band = D for year 2018/2019 = £1,437.00.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <http://www.winchester.gov.uk/>

SOUTH DOWNS NATIONAL PARK: The Property is set within South Downs National Park as outlined in yellow on the **Location Plan**. South Downs National Park, North Street, Midhurst GU29 9DH. Tel: 01730 814810. www.southdowns.gov.uk. The South Downs National Park Authority deals with all planning enquiries.

VIEWING: Strictly by prior appointment with the agents **Giles Wheeler-Bennett**.
Tel: 01489 896977

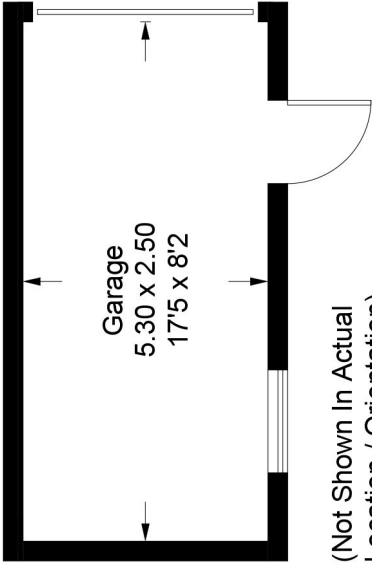
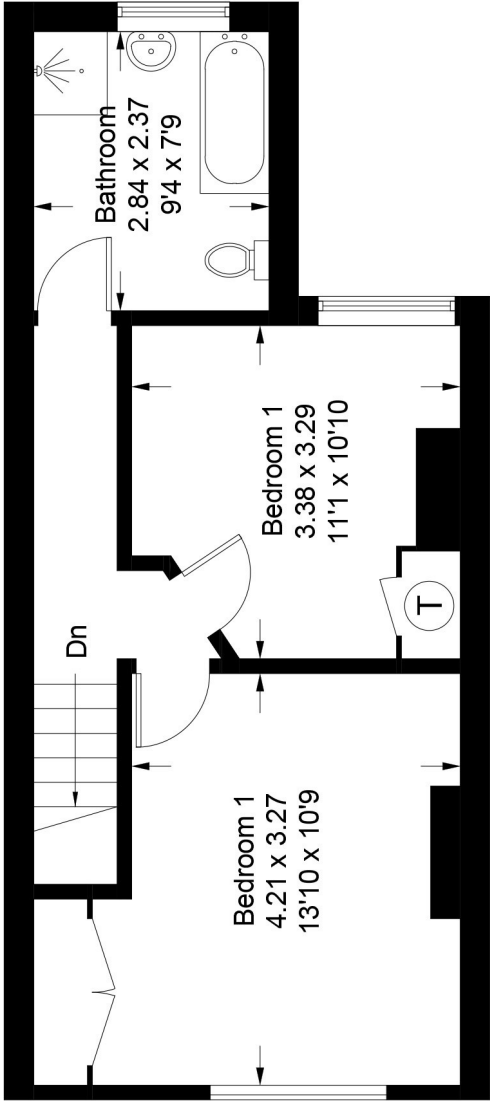
IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

APRIL 2018

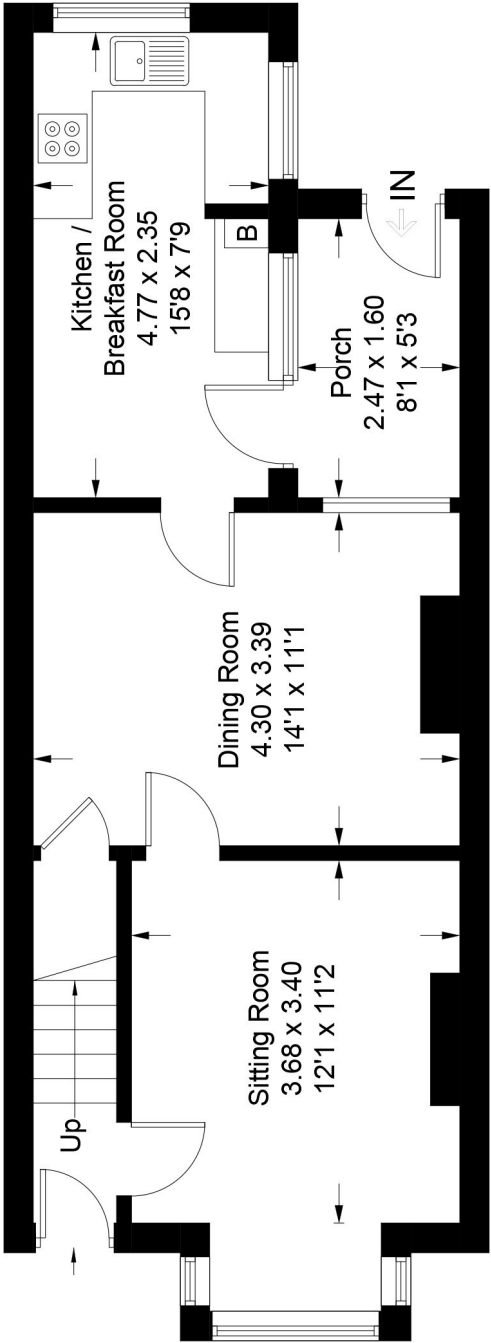
3 Manor Farm Green

Approximate Gross Internal Area = 91.9 sq m / 989 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 105.1 sq m / 1131 sq ft



(Not Shown In Actual
Location / Orientation)

First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. (ID429917)





Energy Performance Certificate




3 Manor Farm Green
Twyford
WINCHESTER
Hampshire
SO21 1RA

Dwelling type: Mid-terrace house
Date of assessment: 27 October 2010
Date of certificate: 27 October 2010
Reference number: 9789-2813-6404-9120-0391
Type of assessment: RdSAP, existing dwelling
Total floor area: 125 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	256 kWh/m ² per year	170 kWh/m ² per year
Carbon dioxide emissions	5.3 tonnes per year	3.5 tonnes per year
Lighting	£100 per year	£67 per year
Heating	£771 per year	£516 per year
Hot Water	£160 per year	£139 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

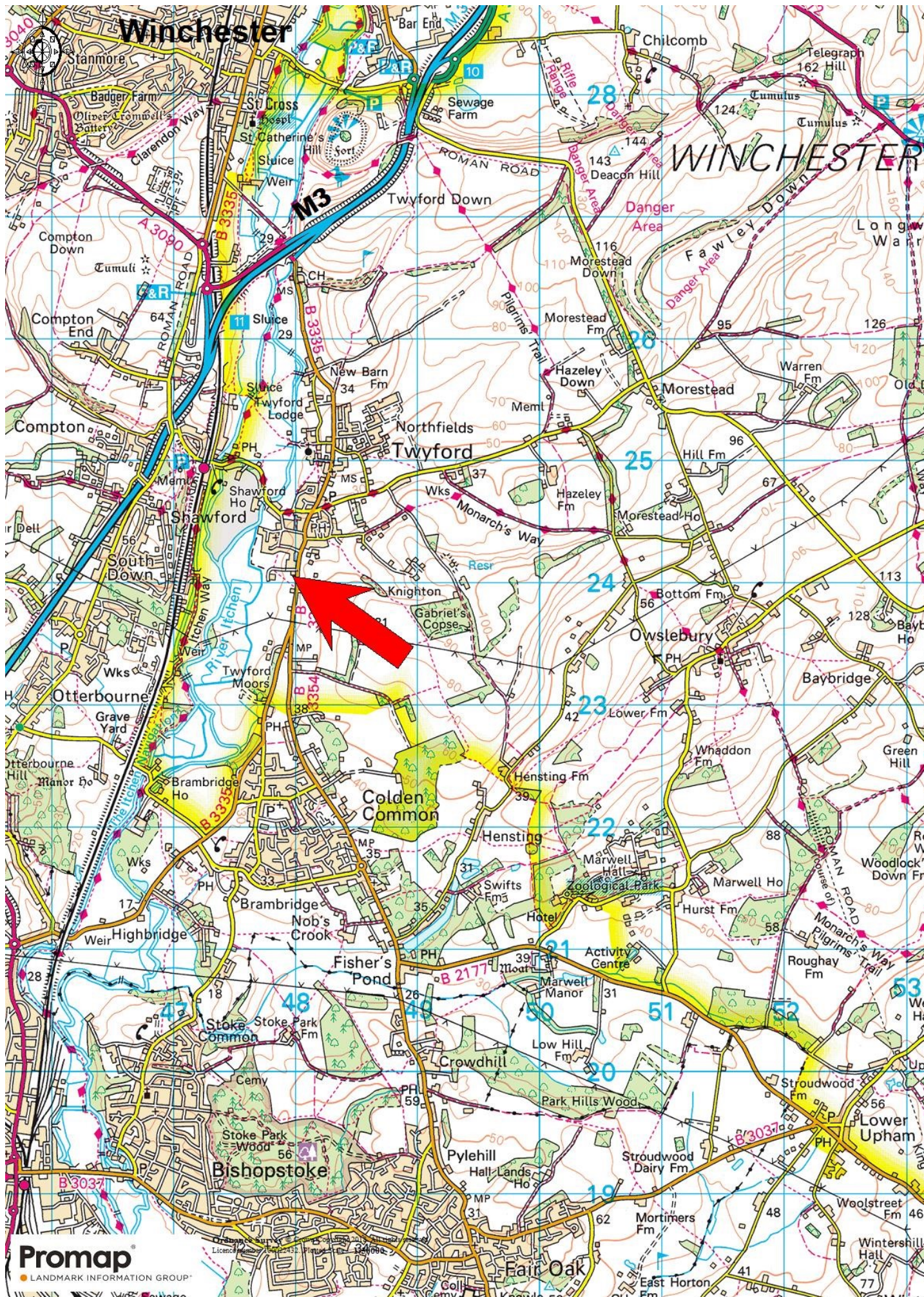
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Site Plan



For Further Information Contact :
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Location Plan



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE