

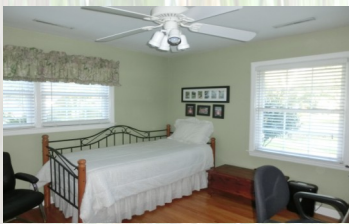
1368 Winchester Dr



Sandhurst

\$ 315,000

MLS# 15026081



- ◆ 3 Bedrooms
- ◆ 2 Baths
- ◆ 1891 SF (approx)
- ◆ Foyer w/flagstone floor
- ◆ Fireplace in hearth room
- ◆ French doors overlooking patio
- ◆ Gleaming hardwood
- ◆ Smooth Ceilings
- ◆ Thermal Windows
- ◆ Sky lights in hearth room and kitchen
- ◆ Two-owner home
- ◆ 2 car attached garage
w/plumbing for half-bath
- ◆ Corner lot w/Mature shrubs
- ◆ Irrigation System with 8 zones
- ◆ Fenced yard, covered patio with brick grill
- ◆ Flood Insurance NOT Required
- ◆ HOA—Voluntarily \$10 annually



DIRECTIONS: From Sam Rittenburg turn onto Winchester (across from Elks). Go around Winchester until end. Corner of Winchester and Orange Grove Rd.

Joye Ridgeway
843-270-8665

www.CallJoye.com

THE
AgentOwned
REALTY CO.



Sandhurst

Sandhurst, the essence of an established neighborhood, is the kind of community that people don't move away...they live here forever. **The average turnaround time for properties in Sandhurst is 10.2 YEARS.** Developed in the 1960's, many of the original homeowners still live in Sandhurst. Just in recent times are homes being offered for sale. The founding character of the neighborhood has been preserved throughout the years.

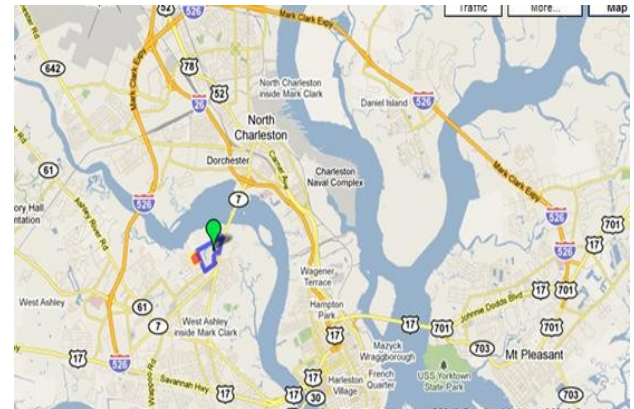


There's no grand entrance nor amenities. Yes, there are no ditches (a rarity in Charleston, "The Lowcountry"), and yes we have wide streets, where residents enjoy walking and walking their dogs. The voluntary Sandhurst Association fee is \$12/year and covers the cost of a Sandhurst Directory. Covenants and Restrictions were updated in 1997.



Homes in **Sandhurst** are brick, mostly one level. Wood floors are found in most homes. There are a few homes that are two story, or split level. No two homes are alike in **Sandhurst**. Some homes have been completely renovated, while other homes have been partially renovated, or not renovated at all. **Sandhurst** is filled with mature landscaping which was originally planted in the 1960's such as azaleas, and camellias. Live Oak trees with draping moss are sprinkled throughout the neighborhood, creating shady streets. Part of Sandhurst borders the marshes of the historic Ashley River. Some homes are situated on Lake Sandhurst, a small lake in the interior of the neighborhood.

Sandhurst is otherwise known as a military school in England, where the Royal family sends their sons. Sandhurst in Charleston host streets in honor of English towns: Winchester, Westminster, Edinburgh, Nuffield, Sussex, Manchester, Merton, Eton, Rugby.



Sandhurst is centrally located on SC Hwy 7 and within a mile of I-26, centered amidst I-526. You can be anywhere in the Charleston area within minutes. Twelve minutes to airport or BOEING. Ten minutes to MUSC or downtown. Nearby groceries: Piggly Wiggly, Publix, Bi-Lo. Orange Grove and Northbridge area offers a variety of business: medical, dental, attorneys, bakery, hair salon, restaurants, gas.

Joye Ridgeway (843)270-8665

Resident since 1982

www.CallJoye.com