



Abbots Close, Winchester, Hampshire, SO23 7EY





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A spacious and beautifully presented four-bedroom detached home, perfectly situated within the sought-after catchment area for St Bedes Primary School and The Westgate All Through School.



- St. Bedes & Westgate Catchments
- Close to the train station
- Four Bedrooms
- Detached
- Garage
- Driveway Parking



ACCOMMODATION

A spacious and beautifully presented four-bedroom detached home, perfectly situated within the sought-after catchment area for St Bedes Primary School and The Westgate All Through School. This charming property offers flexible, light-filled living spaces with elegant original parquet flooring throughout the reception rooms on the ground floor. A welcoming entrance hall leads to a generous dual-aspect sitting room, perfect for relaxing or entertaining, with plenty of space for a dining table. The modern, recently refitted kitchen has stylish base and eye-level units. A convenient cloakroom and home office complete the ground floor. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom with a separate WC. Outside, the private, sunny garden is mostly laid to lawn, bordered by mature shrubs. There's direct access to the single garage, and at the front, a large gravelled driveway provides ample parking for multiple vehicles. This home is ideally positioned for families, with great schools, and Peter Symonds sixth form college a short walk away. You'll also benefit from excellent transport links, with easy access to Winchester city centre, the train station (offering direct links to London Waterloo), and major road networks including the M3. Nearby, you'll find a variety of local shops, cafes, parks, and leisure facilities, ensuring convenience and a great quality of life.



SITUATION

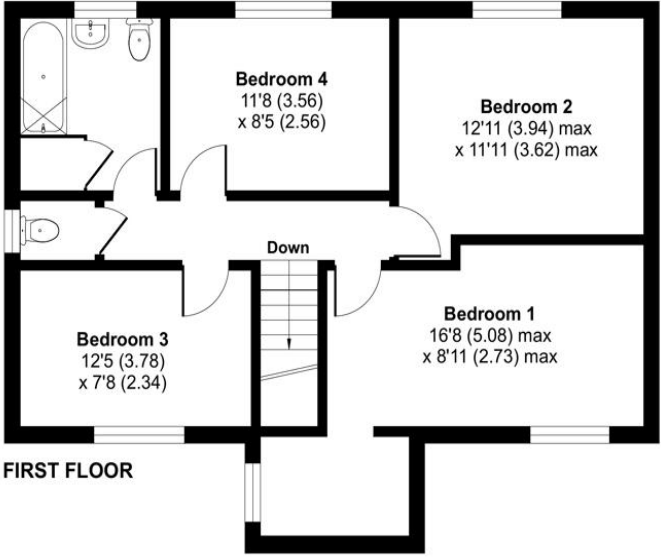
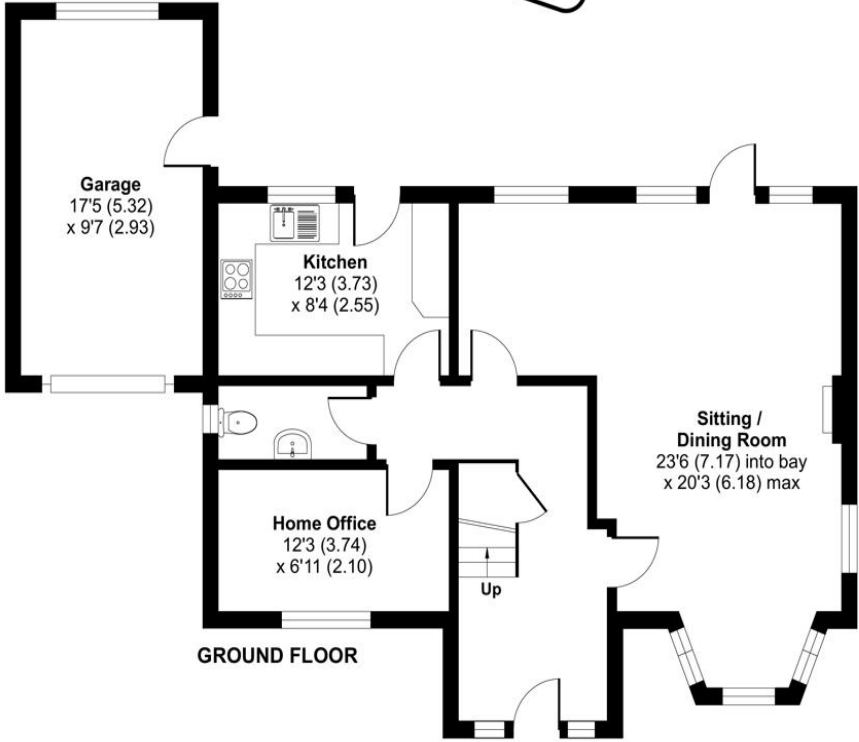
Conveniently located at the edge of Winchester city centre, allowing for a delightful riverside walk to the city, the beautiful water meadows, or the open park area of St. Giles Hill. Winchester is a splendid and historical cathedral city with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel, concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments, ranging from both private and state schools to a popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, The New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South Western Railway connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.





Approximate Area = 1414 sq ft / 131.3 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1580 sq ft / 146.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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



LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE £1,100,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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