



Morse Road, Winchester, Hampshire, SO22 6GQ



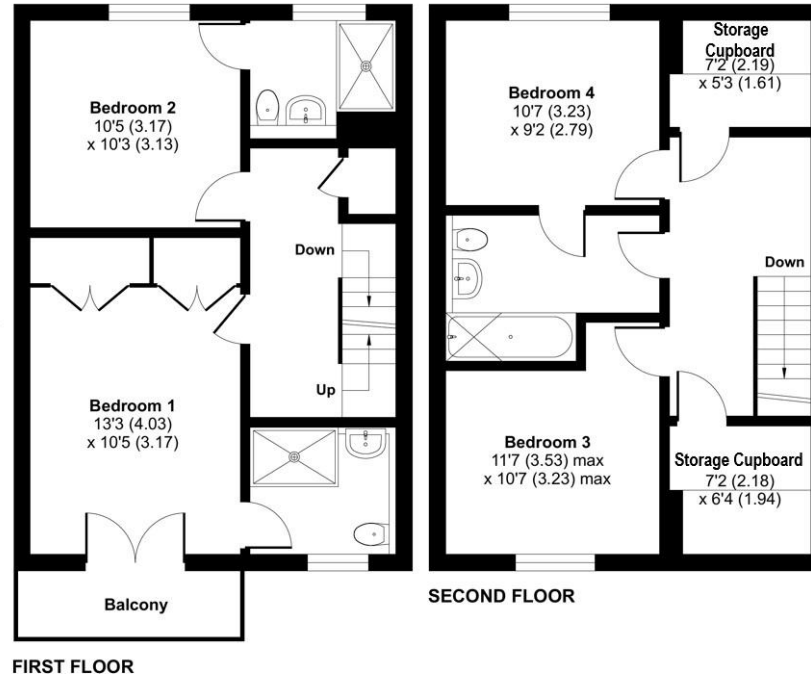
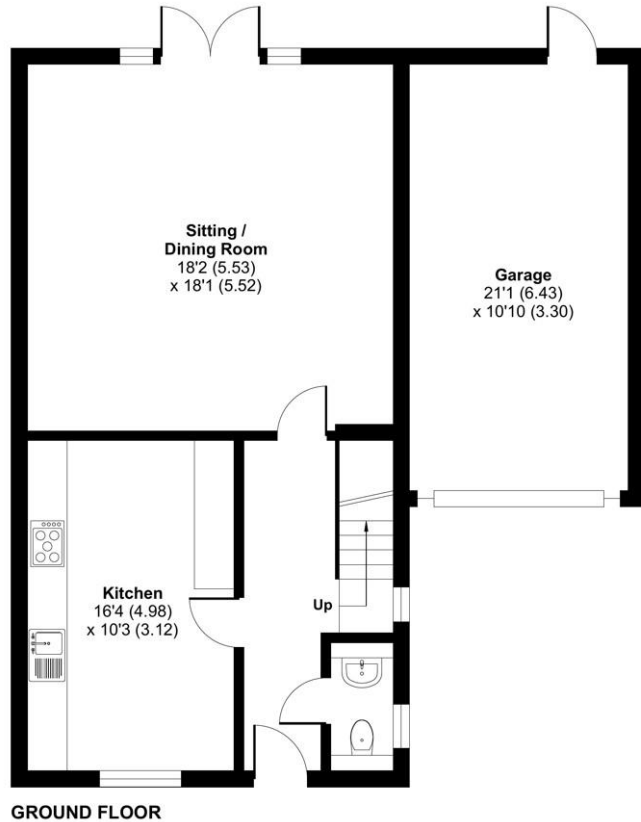
ACCOMMODATION

Offered with no onward chain is this stunning, modern family home, located in the sought after development of Kings Barton. This highly requested location benefits from being within walking distance to Winchester city centre as well as countryside walks. Upon entering the property, the welcoming entrance hallway guides you through to the modern fitted kitchen/dining room, with an array of stylish base and eye level units and a selection of integral appliances. The large sitting room to the rear, boasts a beautiful feature sky lantern, allowing an abundance of natural light to fill the room, as well as French doors opening out onto the garden. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs on the first floor are two of the four bedrooms, both benefitting from en-suite facilities, with the principal bedroom further benefitting from a private balcony and built-in wardrobes. Stairs rise again to the second floor where there are two further bedrooms, a family bathroom and two large storage cupboards. Externally, the rear garden is mostly laid to lawn with a small patio terrace. The single garage can be accessed via the rear garden and to the front of the garage is driveway parking.

Approximate Area = 1547 sq ft / 143.7 sq m
 Limited Use Area(s) = 44 sq ft / 4.1 sq m
 Garage = 229 sq ft / 21.3 sq m
 Total = 1820 sq ft / 169.1 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	87	
(69-80)	C		
(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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1231100

SITUATION

Once the capital of England, Winchester is a wonderful place to live and explore. Its historic architecture, quaint cobbled streets, and close proximity to London, just over an hour away, make Winchester an extremely popular location. There are award winning pubs and restaurants around every corner, and high street stores and independent boutiques in abundance. On the city's doorstep you will find the beautiful South Downs National Park, a wonderful place to enjoy walking, mountain biking, riding and family days out. If you're a lover of the Arts, Winchester has a bustling Arts scene, with its own independent cinema and two theatres. Commuter links are fantastic, with Winchester railway station only a mile away, where you can reach London Waterloo in just over 1 hour, or Southampton in about 22 minutes. By car, you're within close reach of the A34, which connects to the A303 and the M3, providing access to the Midlands, Southwest, and London, with Southampton Airport around 13 miles away. There are a good choice of state and public schools nearby including Barton Farm Primary Academy school, King's School, The Pilgrim's School, Henry Beaufort School, and Winchester College.



SPECIFICATION

- No forward chain
- Modern family home
- Four double bedrooms
- Contemporary kitchen
- Family bathroom and en-suite facilities
- Spacious rear garden
- Private balcony

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

ASKING PRICE £750,000

TENURE

Freehold

Annual Estate Management Charge: TBC

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.