



Rosewood, Kilmeston Close, Park Road, Winchester, Hampshire, SO22 6AA





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This spacious new property by Alfred Homes with three generous double bedrooms offers versatile living accommodation in a sought-after location, including a garden, garage and parking.



- Built by Alfred Homes
- Wonderfully high ceilings and exceptional finish throughout
 - Three generous double bedrooms all with en suites
- Impressive kitchen, dining and family room with garden access
 - Spacious drawing room with bay window
 - Separate study
 - Utility room with outside access
- Garage with additional driveway parking
- Rear garden mostly laid to lawn
- Kilmeston Close is a private road of just three new properties

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ACCOMMODATION

The handsome Rosewood provides spacious ground floor accommodation comprising a stylish kitchen and dining room that opens directly onto the pretty rear garden via traditional French doors, and an elegant drawing room with an impressive bay window, plus a separate utility room with outside access.

The three double bedrooms, all with built-in wardrobes and luxuriously appointed en suites can be found on the first and second floors, with a good-sized study on the first floor, plus a very large additional room on the second floor, perfect for occasional use or for storage.

This home also benefits from a garage, driveway parking, tasteful planting to the front and a rear garden mostly laid to law

Disclaimer: The internal images shown are from the view home at Kilmeston Close and the fully dressed photos are from previous Alfred show homes.



SITUATION

Kilmeston Close is a short private road situated off the highly desirable Park Road, within easy reach of Winchester's superb city centre and the mainline station. There is an excellent range of facilities nearby including Waitrose, a doctor's surgery, post office, schools and similar. Key road networks (M3/M27/A34) are equally accessible, as is some beautiful open countryside, including Farley Mount Country Park, and for golfers, the Royal Winchester is just a short distance by car.

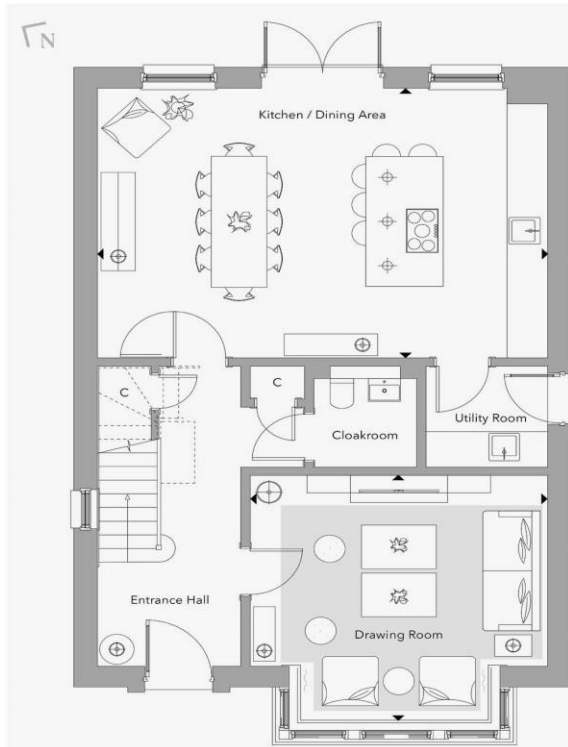
Steeped in history, Winchester is England's ancient capital city and the former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world-class attractions which include the magnificent Cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy. There is also a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions.

Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. Other notable independent schools are St. Swithun's and The Pilgrims' School.

All this is within easy reach of London, a choice of international airports and the beaches of the South Coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park.



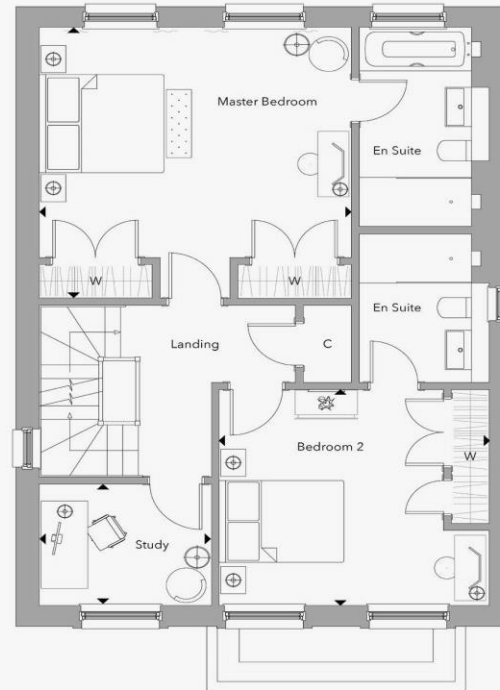




GROUND FLOOR

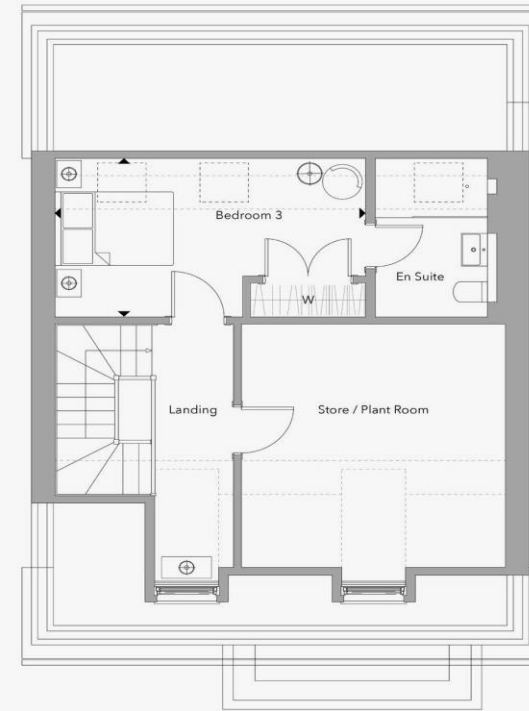
Kitchen/Dining Area	7.22m x 4.95m	23'8" x 16'3"
Drawing Room	4.77m x 4.54m	15'8" x 14'11"
Garage*	3.05m x 6.20m	10'0" x 20'4"

*not shown.



FIRST FLOOR

Master Bedroom	5.01m x 4.96m	16'5" x 16'3"
Bedroom 2	4.33m x 3.96m	14'3" x 13'0"
Study	2.76m x 2.23m	9'1" x 7'4"



SECOND FLOOR

Bedroom 3	5.01m x 2.91m	16'5" x 9'6"
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ALFRED HOMES
KILMESTON



LOCAL AUTHORITY

Winchester City Council

GUIDE PRICE

£1,595,000

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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

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