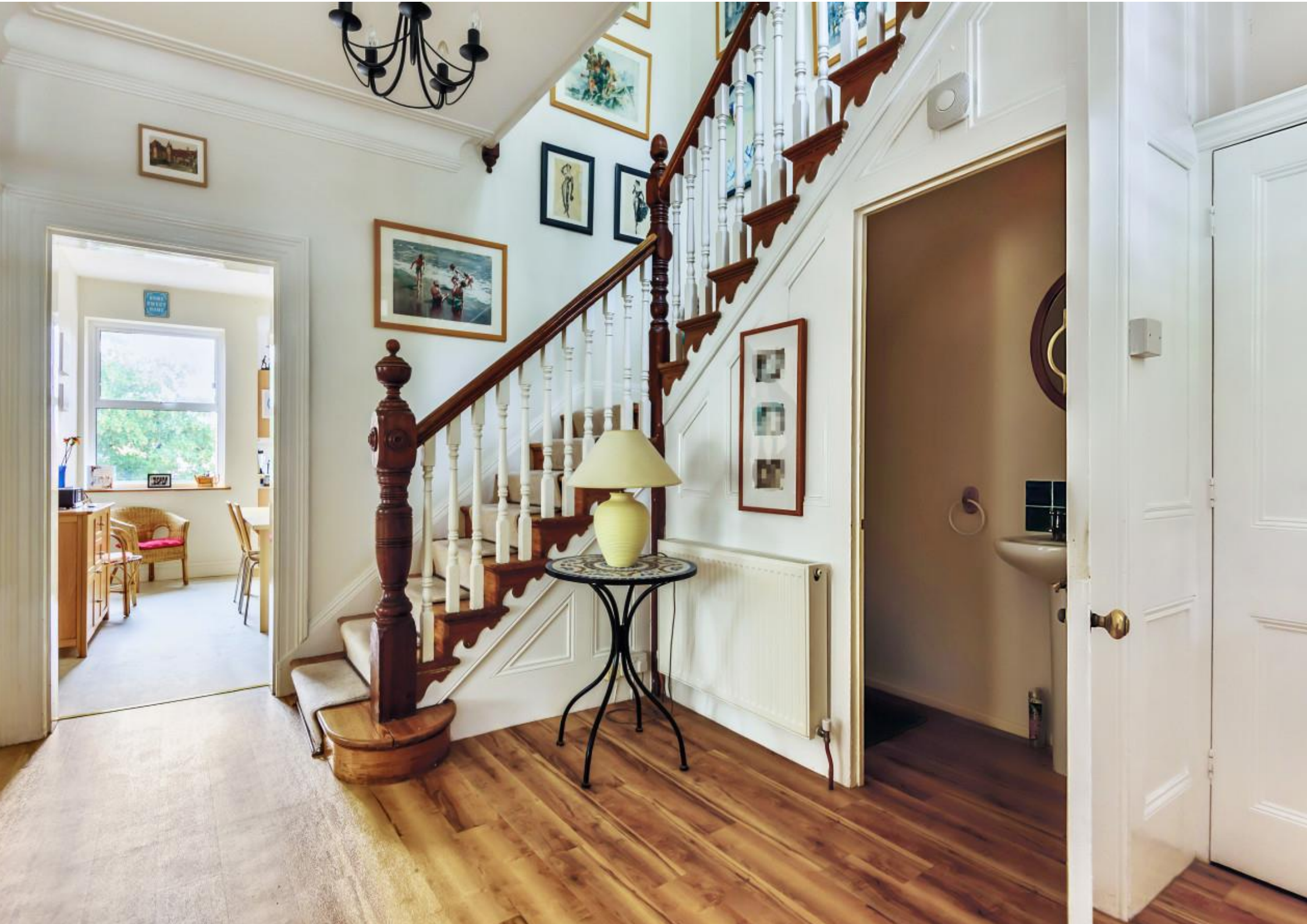




Park Road, Winchester, Hampshire, SO22 6AA







## 1 Park Road, Winchester, Hampshire, SO22 6AA

*A simply stunning example of a substantial Edwardian semi-detached home positioned in an exceptional sought-after location.*



- Stunning Edwardian family home • Accommodation over four floors • Six bedrooms
- Period features retained • Single garage and ample off-road parking • Approx 0.2acre plot
- Stunning kitchen/breakfast room • One-bedroom self-contained flat

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## ACCOMMODATION

A simply stunning example of a substantial Edwardian semi-detached home positioned in an exceptional sought-after location. This statement house offers over 3600sqft of flexible accommodation arranged across four floors, perfect for a growing family boasting an extremely useful outbuilding currently used as an office space. The Edwardian design provides a striking approach offering a detached single garage and ample off-road parking. Internally the property has a very welcoming spacious entrance hall leading on to two substantial reception rooms currently being used as a formal sitting room and library which includes a real fire. A well-appointed and highly finished kitchen/breakfast room is positioned at the rear of the property overlooking the rear courtyard. The lower ground floor level is accessed off the kitchen. This basement area has been used for a variety of uses over the years and benefits from a convenient utility room and further rear access. The first floor and second floor present six substantial bedrooms served by the comfortable family bathroom offering both a bath and shower. The separate annex which is currently let by the present owners offers a sitting room, bedroom, a kitchen and bathroom and provides an excellent source of income. Externally, the small garden is fairly low maintenance with a number of different areas ideal for entertaining in the summer months. This property also offers an outside office space and separate studio from the house which present amazing opportunities to work from home or run a business subject to the normal permissions.



## SITUATION

The property is superbly set within the heart of Winchester city close to the train station and the town centre. Steeped in history, Winchester is England's ancient capital city and 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 includes the magnificent Cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. here is 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, Peter Symonds Sixth Form College and Winchester College- the oldest public school in the United Kingdom. Other notable independent schools are St. Swithun's, Godolphin 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. And of course, if you love golf, one of the best courses in the county is on your doorstep.



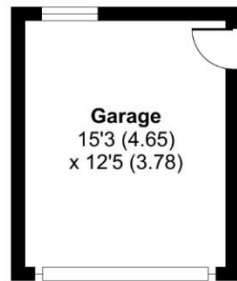
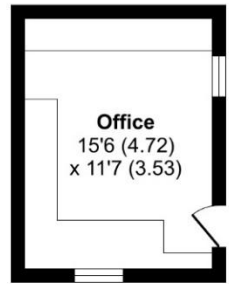


Approximate Area = 3338 sq ft / 310.1 sq m (includes garage)

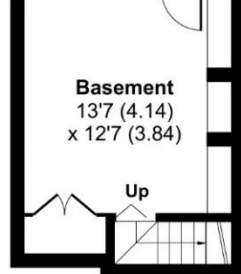
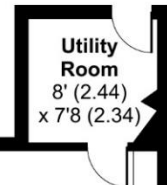
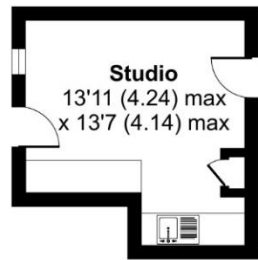
Outbuildings = 345 sq ft / 32.1 sq m

Total = 3683 sq ft / 342.2 sq m

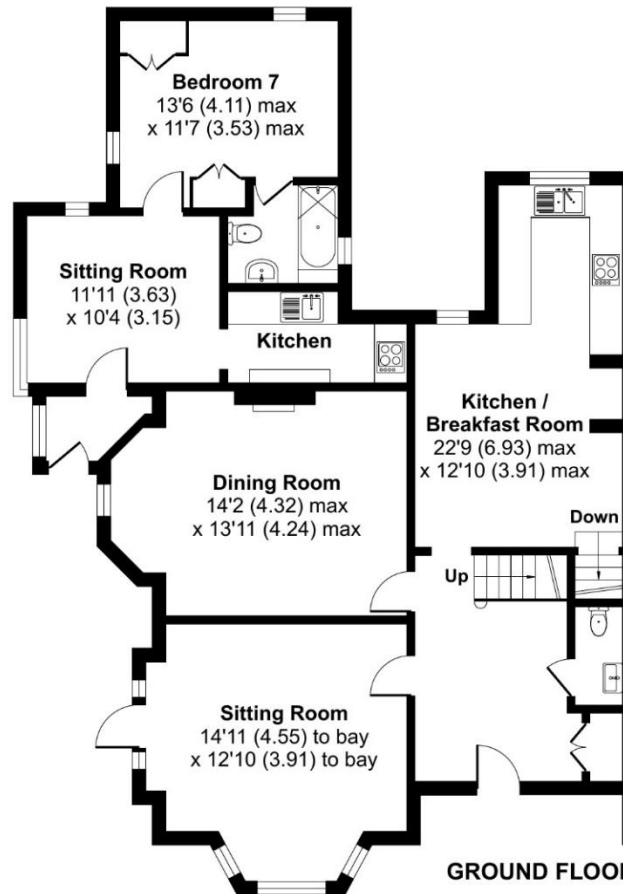
For identification only - Not to scale



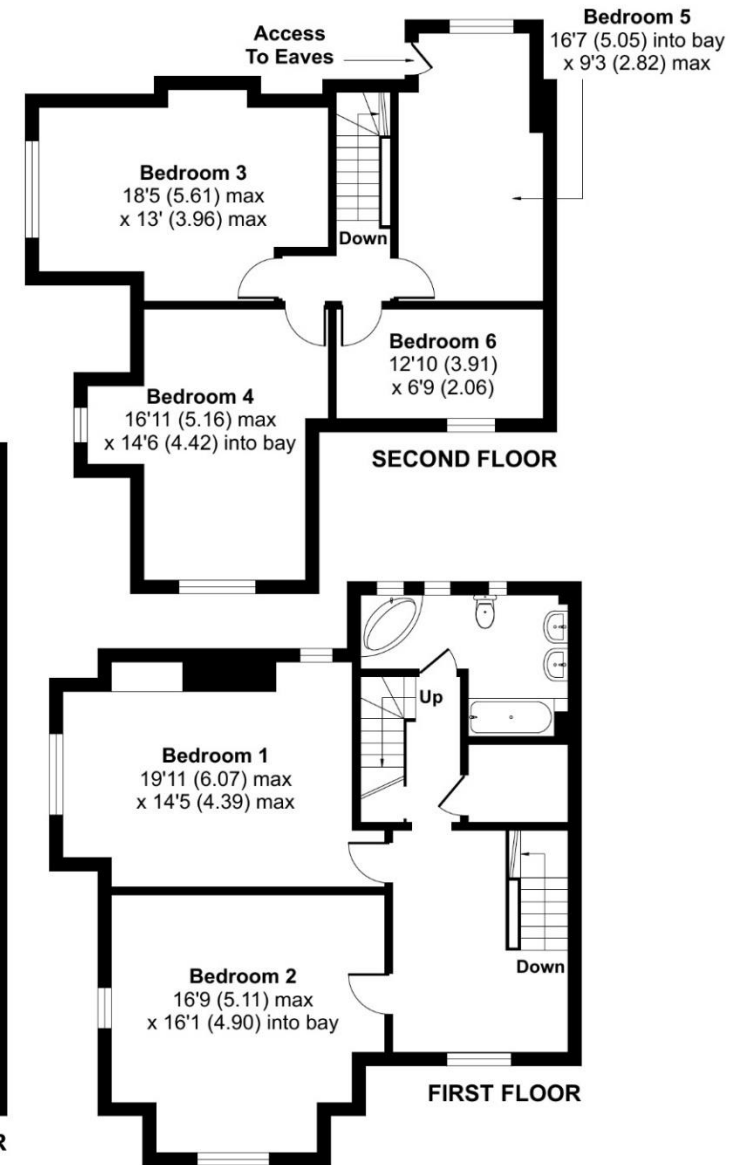
OUTBUILDING



LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR

FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	75
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
64	
EU Directive 2002/91/EC	
England, Scotland & Wales	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 886309







**LOCAL AUTHORITY**  
Winchester City Council  
Council Tax Band: G

**GUIDE PRICE**  
Guide Price £1,550,000

**TENURE**  
Freehold