

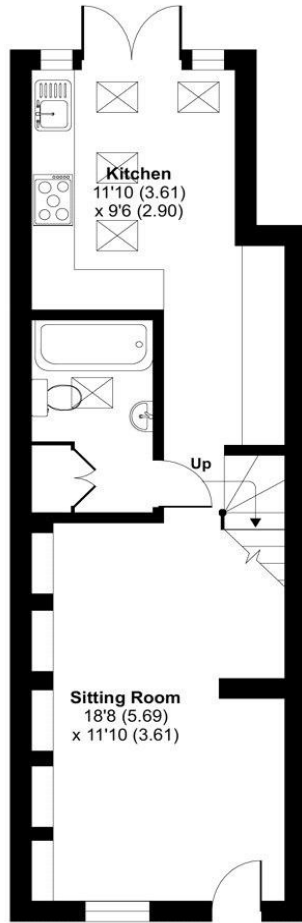


Hyde Close, Winchester, Hampshire, SO23 7DT

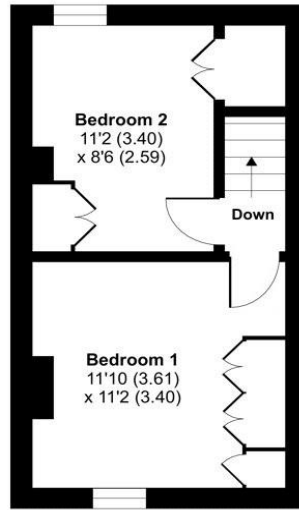


ACCOMMODATION

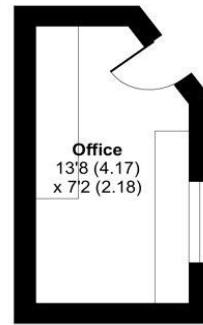
A stunning brick and flint period cottage that has been tastefully refurbished to a high standard offered with no forward chain. This stylish home has been lovingly restored and upgraded by the current owners, perfectly blending the old with the new. The front aspect sitting room has ample room for a dining table and chairs and also has a clever in-built desk under the stairs. This reception space enjoys oak wooden floors and a wood-burning stove. Beyond here is the delightful, handmade Neptune kitchen, bathed in natural light from four Velux windows, which has been carefully designed for the space and enjoys a range of base and eye-level units with solid oak worktops and Buster and Punch fittings. The limestone flooring within the kitchen continues out into the garden which creates the indoor/outdoor living feel. The cottage features a stunning, Burlington bathroom with a roll-top bath, fountain shower and marble worktop. There is also a large built-in wardrobe. There are two great-sized bedrooms with large built-in wardrobes and a period fireplace within the principal bedroom. To name a few additional enhancements, the property is also painted with Farrow & Ball and Little Greene paint internally and externally. Outside, there is a beautiful and exceptionally large, multi-tiered garden that can be enjoyed throughout the year, with a variety of carefully selected low-maintenance shrubs, plants, grasses and trees. This mix of vegetation, along with a canopy of two 70 years old olive trees, creates a peaceful atmosphere with a Mediterranean feel that enables the cottage to blend into the silent surroundings. As the limestone steps rise, you'll come to the bespoke oak framed garden studio, which makes the perfect home office with underfloor heating, power, lighting and insulation. To the far end of this larger-than-average garden is a stunning sun-trapped terrace. This vast space is ideal for al fresco dining in the sun, or indeed winter as there is space for a wood burner. The traditional hand-made oak pergola also has the option for fitting sun-sails or even a roof.



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 732 sq ft / 68 sq m
 Outbuilding = 92 sq ft / 8.5 sq m
 Total = 824 sq ft / 76.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

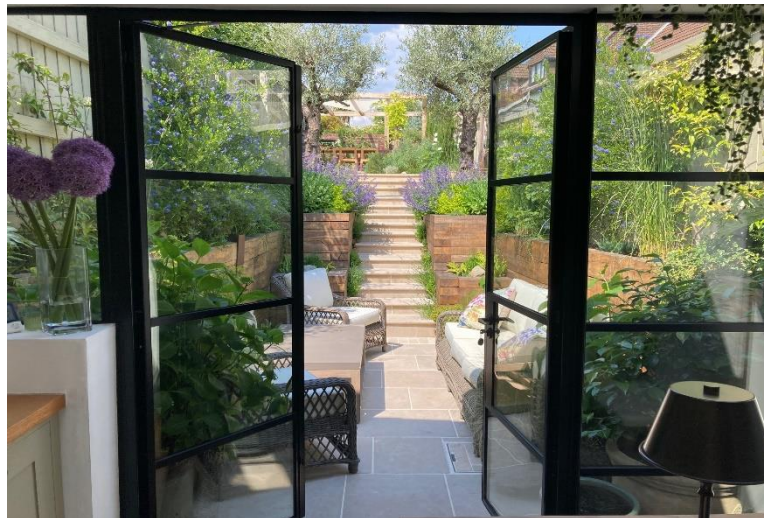
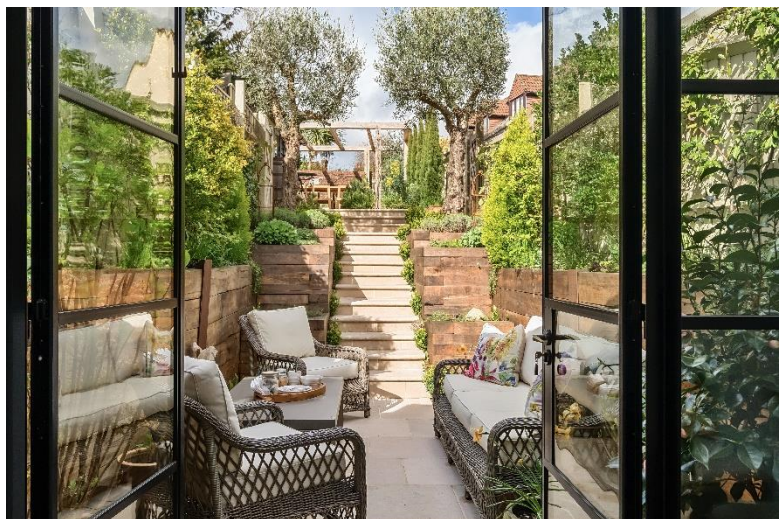


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1101742



SITUATION

Historic Hyde is only a short walk from the thriving city centre and railway station. 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 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 West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations. The surrounding countryside has a network of footpaths and bridleways for walking and riding. Communications are excellent with the railway station, A34, M3 and M27 within easy reach.



SPECIFICATION

- Period cottage refurbished to a high standard
- Offered with no forward chain
- Spacious sitting room with wood-burning stove
- Handmade Neptune kitchen
- Burlington bathroom with roll-top bath and fountain shower
- Two double bedrooms
- Beautiful large enclosed rear garden with impressive entertaining area
- Bespoke oak-framed garden studio with underfloor heating, power, lighting and insulation

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

PRICE

Offers in the Region of £600,000

TENURE

Freehold

Disclaimer: Some garden photos were taken Summer 2023 and are for illustrative purposes only

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.