

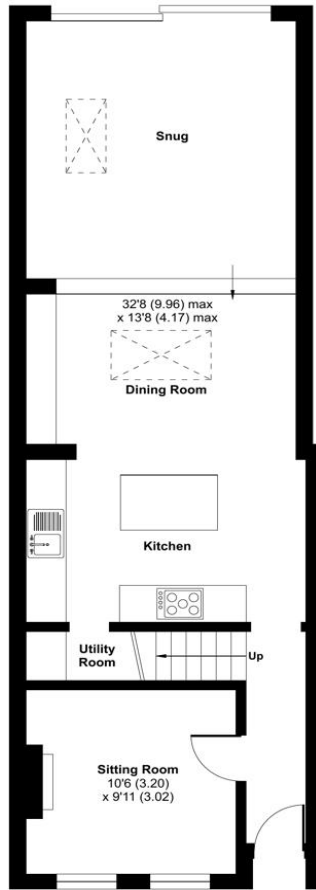


St. Johns Road, Winchester, Hampshire, SO23 0HQ

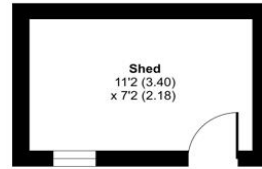


ACCOMMODATION

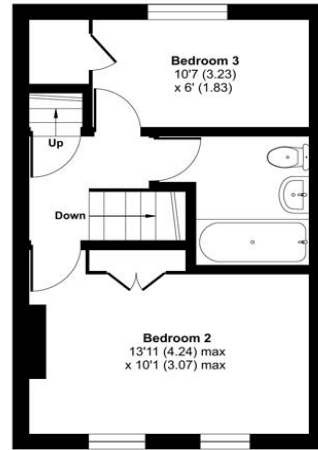
This stunning three-bedroom house exudes style, sophistication, and modern charm from the moment you step inside. The property boasts an inviting and homely feel, making it the ideal family home. As you step inside, you are greeted by the formal sitting room to the left, with the feature fireplace providing a focal point to the room. Continuing on the ground floor, the beautifully finished open-plan kitchen/dining room is fitted with bespoke wall and base units and a feature island with a breakfast bar allowing ample room for food preparation and enjoying family meals. You will find the light and airy snug/family room to the rear of the property with sliding doors leading out to the deck and garden beyond. The first floor continues to impress with two bedrooms, both benefiting from built-in storage, and served by the modern family bathroom. The principal bedroom is on the second floor and comes complete with its own dressing area and sleek ensuite shower room. Outside, this impressive home features a beautiful rear garden which is mostly laid to lawn with a decking area, perfect for outdoor entertaining or soaking up the summer sun. A convenient storage shed that is fully insulated and partially converted would make an ideal and attractive garden office. Located in proximity to the city centre and all of the amenities Winchester has to offer, including shopping, restaurants and schools.



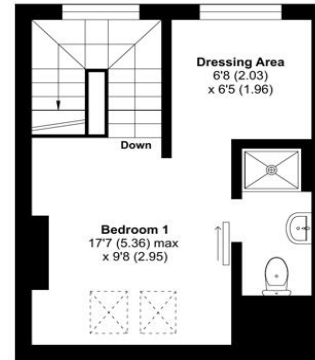
GROUND FLOOR



OUTBUILDING



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1193 sq ft / 110.8 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 1273 sq ft / 118.3 sq m
 For identification only - Not to scale



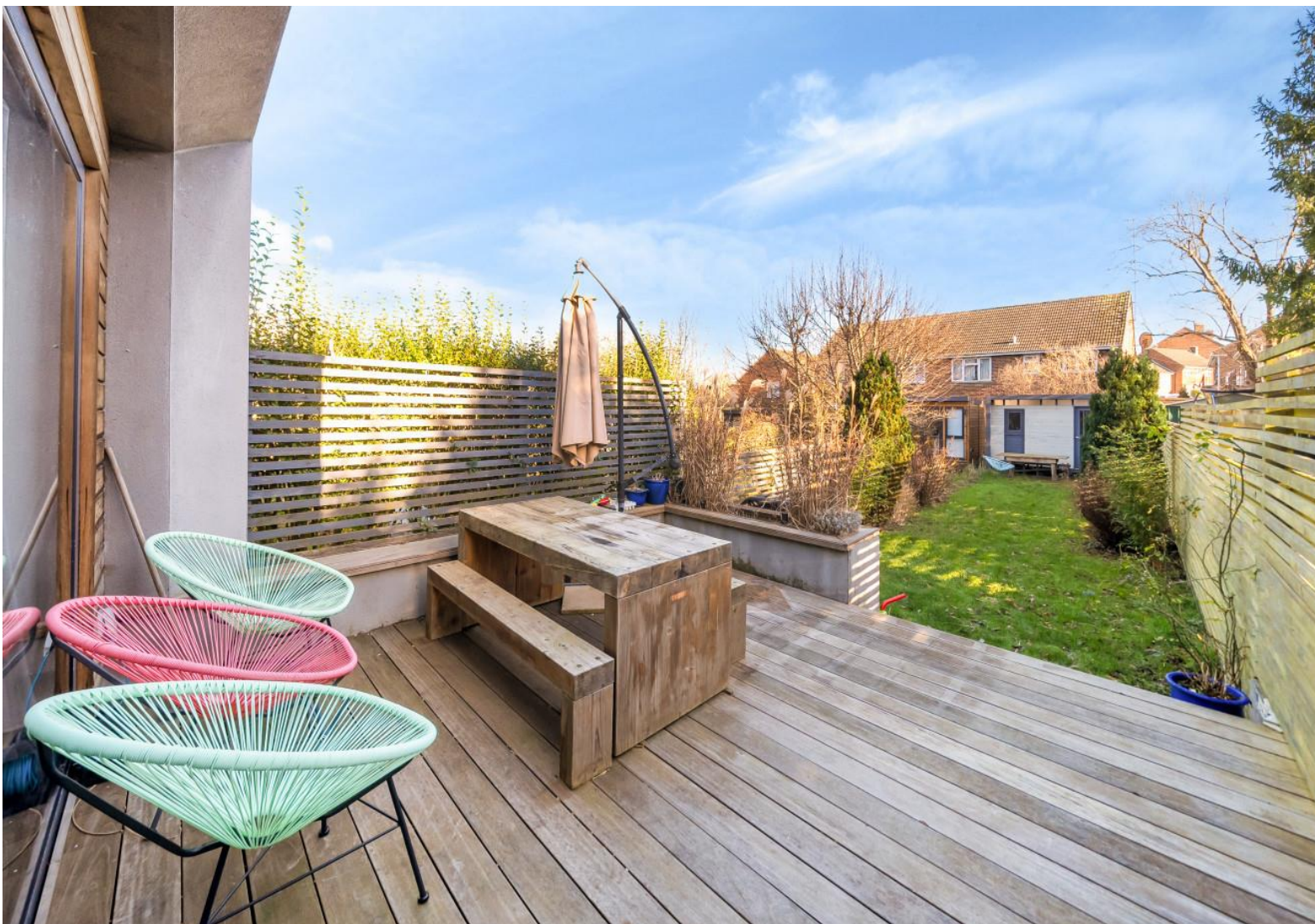
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1073147

SITUATION

Winchester is an historic and thriving Cathedral City situated approximately 68 miles south west of London and 12 miles north of Southampton. The City benefits from excellent communications with Junction 9 and 10 of the M3 motorway located to the east providing access to London to the north east and Southampton to the south. A regular rail service operates to Waterloo with a fastest journey time of approximately one hour. Along with substantial port facilities in Southampton, Southampton Airport is located 11 miles to the south with easy access off Junction 5 of the M27.



SPECIFICATION

- Superbly extended and improved property
- Stunning open plan kitchen, dining and snug room
- Separate living room
- Three good size bedrooms
- Principal bedroom with ensuite and dressing area
- Well-appointed family bathroom
- Impressive rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

Guide Price £580,000

TENURE

Leasehold

Unexpired Years: 861

Annual Ground Rent: £0

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 0

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