



Royal Crescent, Winchester, Hampshire, SO22 5GR



## ACCOMMODATION

Superbly presented townhouse of recent build within walking distance to Winchester City centre Kings' School and Winchester train station. The living space offers versatile accommodation arranged over three floors. The ground floor has a welcoming hallway with convenient internal access from the garage and a separate cloakroom. The kitchen is spacious with a range of fitted units and a dining area, with double doors leading out into the garden. On the first floor, there is a formal sitting room overlooking the garden and the principal bedroom benefiting from an en-suite shower room. The second floor consists of three more bedrooms, one with another en-suite shower room. The remaining bedrooms are served by the family bathroom on this floor. Outside there is a private driveway leading to the garage to the front of the home. The professionally landscaped rear garden has a private pedestrian rear access with a terrace to the rear of the property. There are steps leading up to the lawn, which is surrounded by roses, palm and shrub filled borders with a handy shed tucked away to the rear.

Approximate Area = 1532 sq ft / 142.3 sq m  
 Garage = 118 sq ft / 10.9 sq m  
 Total = 1650 sq ft / 153.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	85
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1083836



## SITUATION

This property is conveniently set within an exceptionally popular area of Winchester, only a short walk from the thriving centre of Winchester, the train station and Riverpark Sports Centre and park. The historic city of Winchester combines the best of both worlds, history and all the latest amenities. The winding streets offer hidden bookshops, boutiques, a wide selection of restaurants, contemporary bars and the renowned Theatre Royal.



### **SPECIFICATION**

- Modern townhouse
- Walking distance of Kings' School
- Four comfortable bedrooms
- Large sitting room
- Kitchen/dining room
- Family bathroom and two en-suite shower rooms
- Enclosed rear garden
- Driveway parking and garage
- Walking distance to the city centre
- Planning approved for single storey extension to rear (21/01905/HOU)

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: F

### **GUIDE PRICE**

£725,000

### **TENURE**

Freehold

### **AGENTS NOTE**

Estate Management Charge: £408 per annum (approx.)

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