



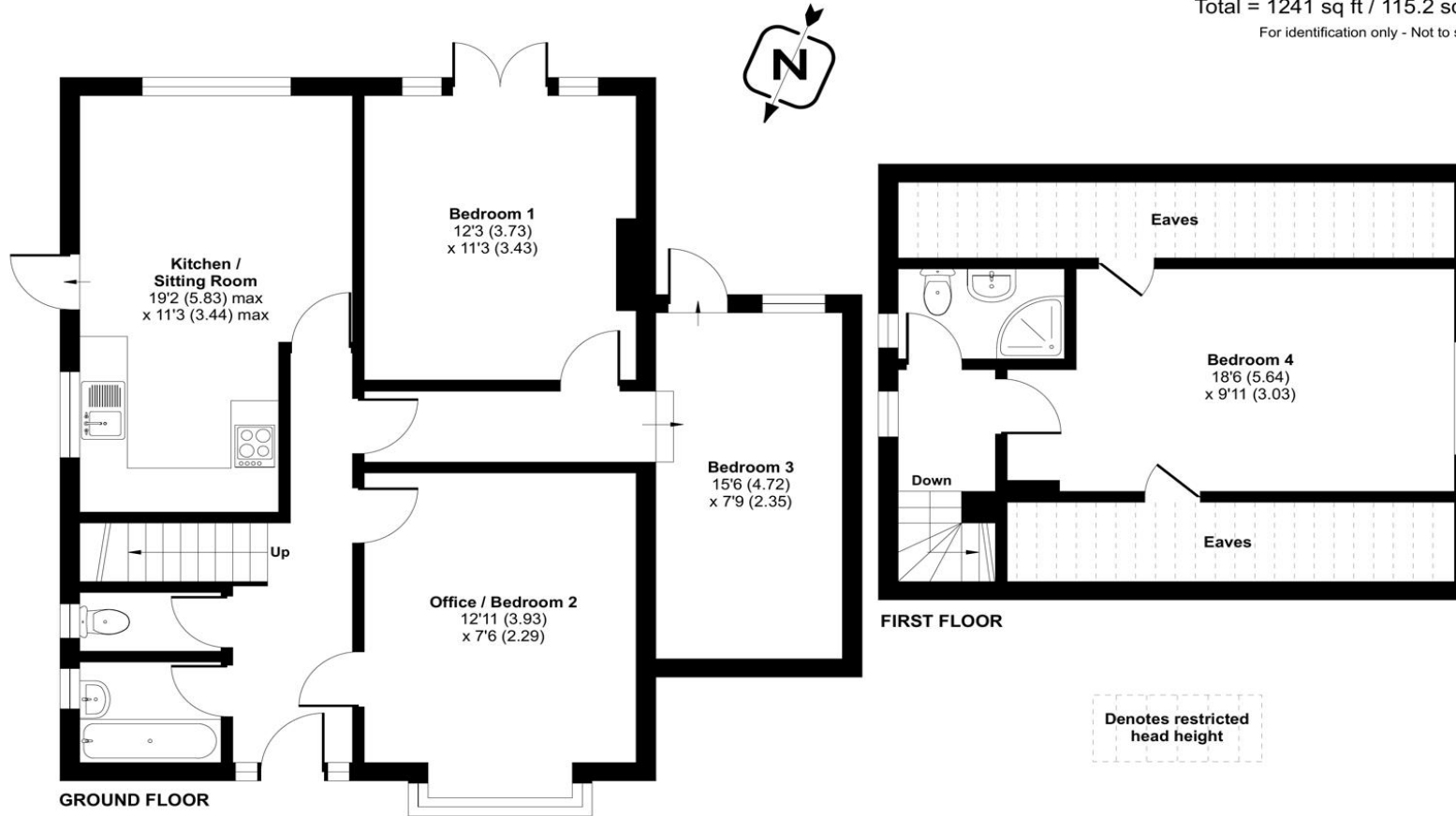
Long Close, Lower Stanmore Lane, Winchester, Hampshire, SO23 9QZ



ACCOMMODATION

Detached house within the prime location of St Cross offering huge scope to extend and improve, subject to the relevant planning consents. The property is nestled in a private plot of just under 0.2 acres. The neighbouring properties have been transformed in recent years to substantial family homes, therefore creating an exciting opportunity to individualise the bungalow to personal preferences. The property provides good frontage via a shared approach leading to the property which has historically and successfully been let to students. The accommodation is currently arranged with multiple bedrooms across two floors. The current layout provides a large double bedroom on the first floor with a bathroom. The ground floor then offers three flexible reception rooms, the kitchen/dining room and a bathroom and separate W.C. The large garden to the rear is flat and is mainly laid to lawn with mature screened boundaries providing a high degree of privacy.

Approximate Area = 1072 sq ft / 99.5 sq m
 Limited Use Area(s) = 169 sq ft / 15.7 sq m
 Total = 1241 sq ft / 115.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(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: 1104468



SITUATION

The property lies within the highly desirable St Cross area to the south of the city of Winchester. 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. The city itself offers a wide and varied selection of unique independent shops and historical attractions, along with a choice of fine dining, general eateries, contemporary bars and cultural cinema and renowned theatre productions. Communications are first class with a mainline railway station to London Waterloo with an approx. 60-minute journey. Road links are equally conveniently accessible with the M3, A34 and M27 close to hand. Winchester boasts some of the best schools in the county including Winchester College - the oldest public school in the United Kingdom. It is also home to Winchester School of Art and Winchester University. 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.



SPECIFICATION

- Detached house in a popular St Cross location
- Huge scope to extend and improve (subject to relevant planning consents)
- Ground floor bathroom and first floor shower room
- Large plot
- Great frontage
- No forward chain on offer

LOCAL AUTHORITY

Winchester City Council

Council Tax Band – E

ASKING PRICE

£875,000

TENURE

Freehold