



1 Edgar Terrace, Edgar Road, Winchester, Hampshire, SO23 9EQ



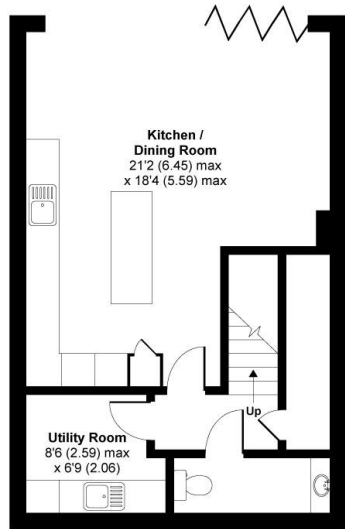
ACCOMMODATION

End of terrace townhouse located in St. Cross, with stylish interior and versatile living throughout offering bright and spacious accommodation. The property has been thoughtfully designed and features a stunning, 21' open plan kitchen/dining room with fully fitted Beau Port kitchen units and solid Quartz worktops. This great entertaining space opens out beautifully into the private courtyard. There is also a separate utility room and a spacious sitting room with its own balcony. The principal bedroom is located on the top floor with an en-suite shower room, whilst the remaining three bedrooms are served by a luxury, family bathroom. This is a prestigious living space with chic, contemporary styling inside and out, plus the convenience of being within walking distance of the thriving city centre of Winchester with a selection of cafés and restaurants, plus excellent schooling and transport links.

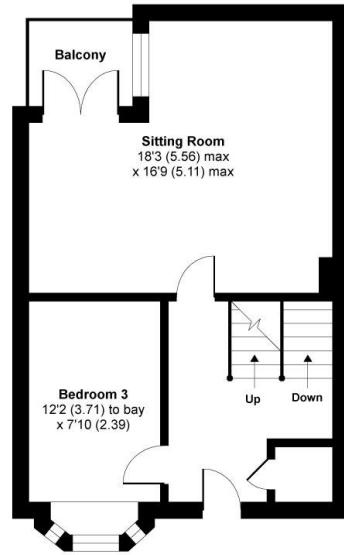
Disclaimer: The photographs used are from a previous marketing campaign and for illustrative purposes only

Approximate Area = 1800 sq ft / 167.2 sq m

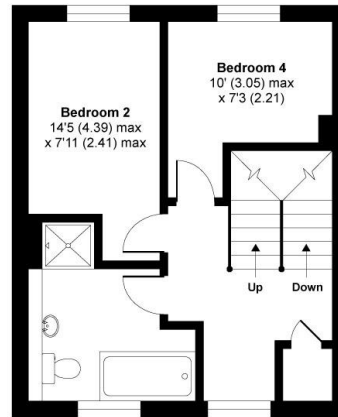
For identification only - Not to scale



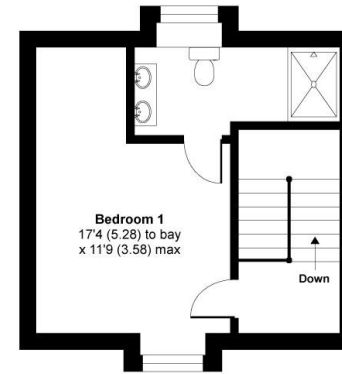
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	87
(69-80)	C		
(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	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chemcom 2020. Produced for Charters. REF: 597347



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 include 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 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 by. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. 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

- Spacious open plan kitchen dining room
- Sitting room with balcony
- Four bedrooms
- Principal bedroom with en-suite shower room
- Family bathroom
- Allocated parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE £830,000

TENURE

Freehold