





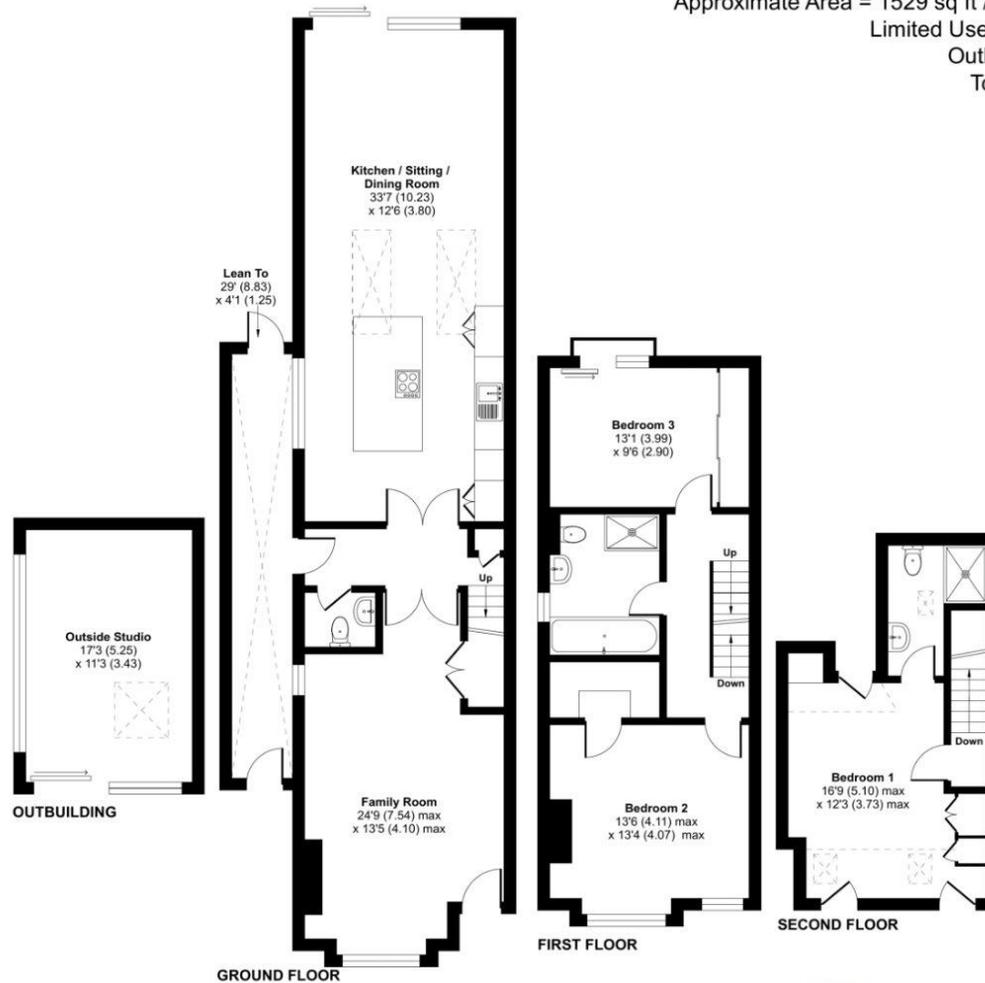
ACCOMMODATION

This delightful period property in Hyde seamlessly blends traditional charm with modern functionality. The home features a thoughtfully designed rear extension, providing an expansive and versatile space ideal for both family living and entertaining. The extension opens up the heart of the home, offering a bright and airy environment perfect for gatherings or relaxation. The first-floor hosts two generously sized bedrooms and a stylish family bathroom, ideal for accommodating a growing family or guests. Bedroom one is located on the second floor, complete with an en-suite shower room. The garden is a standout feature—long and low-maintenance, it boasts quality artificial grass, making it an inviting space for play and outdoor activities. At the garden's far end, a purpose-built home office provides a quiet and practical workspace, ideal for remote work or hobbies. This property is an exceptional combination of period elegance and modern convenience. To the front, there is off road parking and an EV charging point.

Approximate Area = 1529 sq ft / 142 sq m (excludes lean to)
 Limited Use Area(s) = 57 sq ft / 5.2 sq m
 Outbuilding = 194 sq ft / 18 sq m
 Total = 1780 sq ft / 165.2 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(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.

SITUATION

Situated within the historic city of Winchester, a scenic walk from the town centre and the main line railway station. Winchester city offers many famous attractions and amenities. There is an interesting range of shops, restaurants, stylish bars, sports facilities and a cinema. Communications are excellent with the A34, M3 and M27 within easy reach.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1217644





SPECIFICATION

- Period Home in Hyde
- Three Bedrooms
- Two Reception Rooms
- Family Bathroom
- En-Suite
- Home Office

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

GUIDE PRICE £1,150,000

TENURE

Freehold