



**1 Athelstan Road, Winchester, Hampshire, SO23 7GA**

**Winkworth**



1 Athelstan Road, Winchester, Hampshire, SO23 7GA

## Fine Modern Town House with Bright, Spacious Accommodation

Built in 2006 by Laing Homes, this attractive townhouse offers light, spacious accommodation arranged over three floors which is complemented by a pleasing colour scheme. The ground floor provides a very sociable, open plan living space, whereas the upper two floors contain four bedrooms (one of which could be used as another reception), a study and three bathrooms.

The entrance hall leads through to a striking open plan, full-length reception space which is comprised of a welcoming sitting area at the front of the house, and a kitchen/dining room at the rear. A short flight of steps separates the two areas with the kitchen situated on the lower level and therefore benefitting from double ceiling heights which add to the feeling of light and space. The contemporary kitchen also includes under floor heating, space for a dining table and chairs, and there is storage at one end built beneath the sitting room. There is a W.C off to one side, and a utility room through which one can reach the garden. There are also double doors leading out of the kitchen itself to the courtyard garden, which is low-maintenance and perfect for al fresco dining. Double gates ensure the space could be used as an off- road parking space if required.

The impressive master bedroom is at the rear of the first floor, with a large balcony leading off, and a smart en-suite bathroom. A large double on this level could be used as another reception room if desired, and there is a study on this level too. The second floor houses two further good bedrooms, one with another en-suite, and there is a family bathroom on this level too.

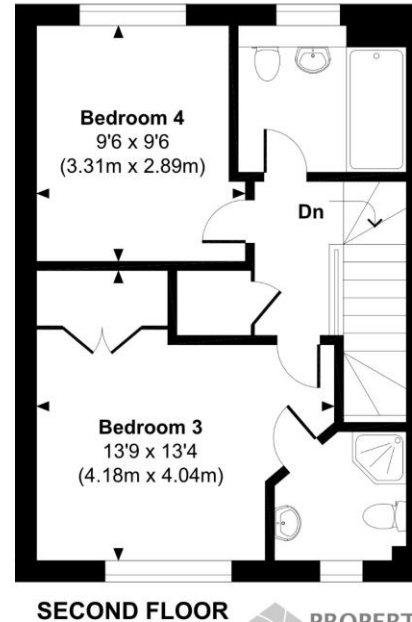
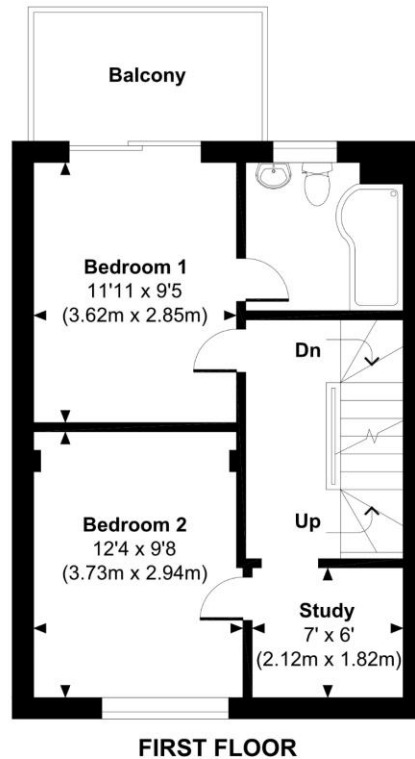
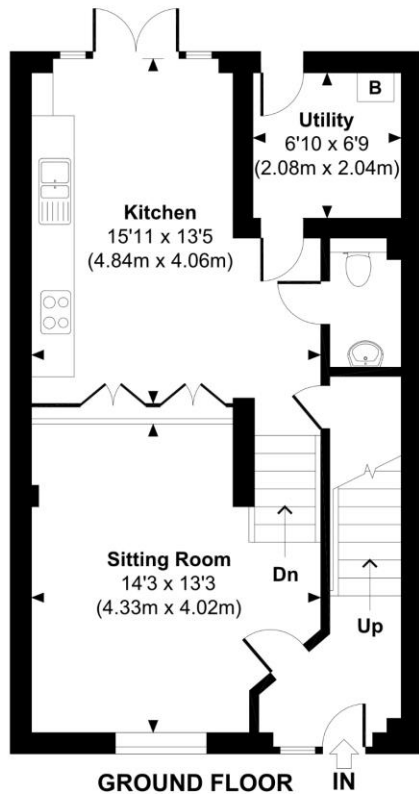
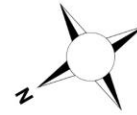
As well as the property's own private off-road parking space, the development also has ample visitor parking spaces.

Athelstan Road is within the catchment area of the highly regarded St Bede Primary school. Westgate through school and Peter Symonds Sixth Form College are also conveniently placed nearby, and the station is just a few minutes' walk.



## Athelstan Road

Approximate Gross Internal Area  
Total = 1365 Sq Ft / 126.77 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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### Directions

From our office in Southgate Street, proceed straight across the traffic lights into Jewry Street. Turn left at the second set of traffic lights into City Road. Turn right at the third set of traffic lights into Andover Road. Athelstan Road can be found on the right-hand side, just before the railway bridge.

### Location

Athelstan Road is ideally located for the mainline railway station and is a short walk from the High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic Cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is situated within the St Bede and Westgate school catchments, and there are also many good private schools nearby.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

**Winchester City Council**

**Council tax band:** D

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

### Winkworth Winchester

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**Winkworth**

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