



**St Edmunds, 86 Christchurch Road, Winchester, Hampshire, SO23 9TE**

**Winkworth**



St. Edmunds, 86 Christchurch Road, Winchester, Hampshire, SO23 9TE

## Elegant and Spacious Townhouse in St Cross

This appealing family home is situated in a prime residential street in St Cross, one of Winchester's premier locations. The house offers generously proportioned rooms, a double garage and allocated off-street parking.

A smart, enclosed porch leads through to a spacious hallway laid with pleasing wooden flooring which then flows throughout most of the ground floor. A comfortable dual aspect sitting room sits at the front of the house with a large window overlooking the front garden. This room could equally be used as a playroom or study if preferred. To the rear is the kitchen /dining room which has been beautifully configured to provide a very welcoming space with ample base and eye level units and wooden worktops. Integrated appliances include oven, gas hob and dishwasher. Glazed doors lead through to the impressive conservatory with infrared heating and a striking tiled floor - the ideal place to relax with a drink and enjoy the views of the garden. Doors open out onto the patio and garden beyond. The ground floor is completed by a useful utility room with space for a tumble drier and plumbing/space for a washing machine. Plumbing exists here to install a downstairs WC.

On the first floor the elegant, principal sitting room lies to the front of the property with generous windows allowing plenty of natural light, bespoke built-in shelving and an attractive gas feature fireplace. To the rear is a super, spacious, bedroom or family room with two windows overlooking the rear garden and built-in storage. A contemporary shower room is also situated on this floor.

On the second floor the principal bedroom is an excellent size, benefits from an ample en-suite bathroom and has a substantial walk-in storage area as well as built-in wardrobes. A further good-sized double bedroom on this floor and a smaller bedroom/study are served by a smart family bathroom. On the top floor another superb bedroom is used as a study by the current owners and features a long balcony with glorious, far-reaching views across Winchester. The Jack and Jill bathroom with bath and shower over is a real delight, with its beautiful terra cotta flooring. Across the hall to the rear lies a further double bedroom featuring a beautiful arched window with shutters.

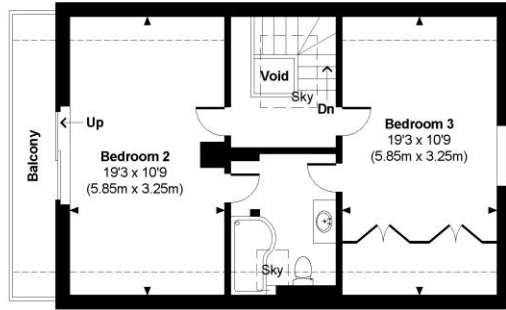
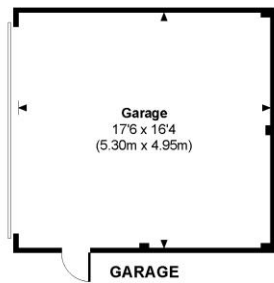
Outside, to the front, an attractive garden boasts mature shrubs while hedging provides privacy from the road. Side access leads to the pretty rear garden which includes a patio, small pond and a lawn leading to the parking at the rear of the house where the double garage also lies.



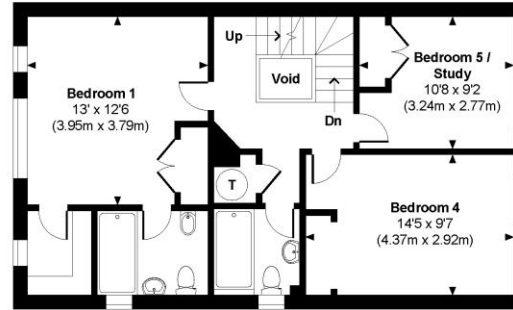
# St Edmunds

Approximate Gross Internal Area  
 Main House = 2626 Sq Ft / 243.93 Sq M  
 Garage = 282 Sq Ft / 26.24 Sq M  
 Total = 2908 Sq Ft / 270.17 Sq M

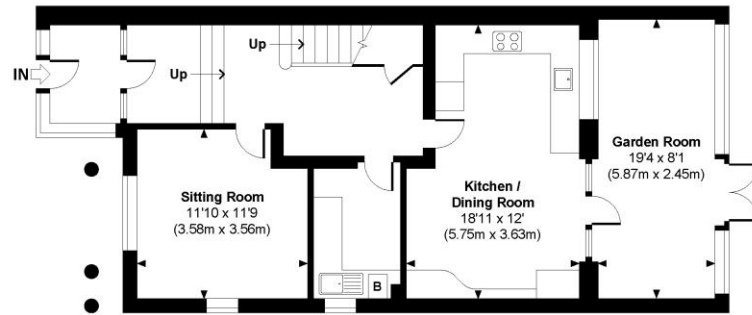
Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height but excludes void.



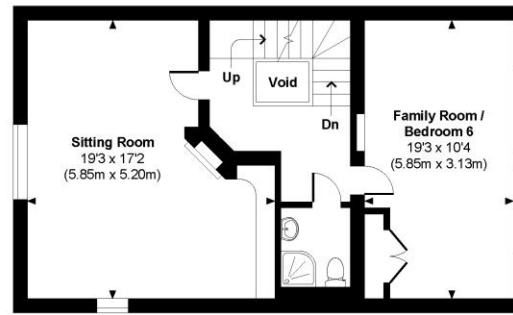
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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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.

Indicates restricted room height less than 1.5m.

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## Directions

From our office in Southgate Street proceed away from the city centre along St Cross Road. Turn right onto Ranelagh Road then left onto Christchurch Road. The property can be found on the right-hand side.

## Location

Christchurch Road is one of the most desirable roads in Winchester, being positioned within the St Cross area of the city, famed for its grand houses. St Cross offers easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), and a level walk into the city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The house is situated in the catchment area for Kings' Secondary School and the lovely water meadows offer pretty walks nearby.

Tenure: Freehold

## Services

Mains gas, electricity, water and drainage

## Winchester City Council

Council tax band: G

EPC rating: C

## Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

## Winkworth Winchester

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## Winkworth Country House Department

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**Winkworth**

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