



St. Leonards Road, Winchester, Hampshire, SO23 0QD

Winkworth



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Beautifully Presented Three-Bedroom Semi-Detached Home in a Highly Sought-After Location

Located in one of the area's most desirable neighbourhoods, this beautifully presented three-bedroom semi-detached property offers an ideal blend of comfort, space, and convenience - perfect for modern family life. Situated close to excellent schools, local amenities, and transport links, this home offers a fantastic opportunity to enjoy suburban living with easy access to the city centre.

The entrance hall leads to the light-filled sitting room on the left which features an attractive fireplace and offers the opportunity to close this room off to create two separate reception rooms should it be desired. To the rear is the modern open-plan kitchen/dining room with ample storage and dining space. Integrated appliances include two single ovens, gas hob, dishwasher, washing machine, fridge, freezer and wine fridge. Bi-fold doors lead out to the garden and create a seamless flow between indoors and outdoors. An internal hallway leads to the convenient downstairs shower room and also provides side access out to the garden.

Stairs rise to the first floor where there are two well-proportioned bedrooms and a contemporary four-piece family bathroom. Stairs rise again up to the converted loft where the master bedroom is located together with a WC.

Outside, the lovely west-facing rear garden features a patio area directly outside of the property - perfect for outdoor dining or entertaining guests. The remainder is laid to lawn together with a pathway leading to the end of the garden where one shed with electricity will be included in the sale. There is permit parking to the front of the property.



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Approximate Gross Internal Area
Main House = 1346 Sq Ft / 125.1 Sq M
Shed = 76 Sq Ft / 7.1 Sq M
Total = 1422 Sq Ft / 132.2 Sq M



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 Jewry Street, follow B3330, take a slight right onto Union Street. Continue onto Eastgate Street. At the roundabout, take the first exit onto Bridge Street. At the next roundabout, go straight ahead onto Chesil Street and continue to follow the road. Take a left turn onto Milland Rod. Take Vale Road to St Leonard's Road.

Location

St. Leonards Road is within easy reach of Winchester city centre and the mainline railway station, and just a short journey gives access to the M3, M27, A34 and Southampton Airport Parkway. There is a short river walk to the main high street and the property is within close proximity to the water meadows and St Giles Hill. Local schools, including The Westgate School, are within easy reach.

COUNCIL TAX: Band C, Winchester City Council.
SERVICES: Mains Gas, Electricity, Water & Drainage.
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach May 2025.
MOBILE SIGNAL: Coverage With Certain Providers.
HEATING: Mains Gas Central Heating.
TENURE: Freehold.
EPC RATING: D
PARKING: Permit parking available under Zone X2.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

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