



Sarum Road, Winchester, SO22 5QE

Winkworth

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SPACIOUS, EDWARDIAN COTTAGE IN SOUGHT AFTER LOCATION

This charming Edwardian cottage dates back to the 1900's and offers a blend of character and modern-day features. Situated in the desirable Sarum Road, the property has been sympathetically and cleverly extended to offer versatile accommodation of over 1400 sq feet, with beautiful countryside nearby. The property has been decorated with a neutral palette throughout, making the property lovely and bright with underfloor heating situated in the open plan reception room.

The front door leads through to a good size practical utility room. Beyond this lies an attractive and bright fully fitted open plan kitchen/dining/ family room with double patio doors onto the garden. The kitchen itself has integrated appliances which include dishwasher, AEG combi microwave/oven, AEG cooker and Whirlpool induction hob. At the rear of the property lies a beautifully presented sitting room with wood burning stove and double patio doors onto the garden. Located to the front of the house is a welcoming family room/bedroom four. This is a perfect space for guests or even a nanny as it has its own en-suite shower room. The ground floor also includes a WC.

Stairs turn up to the first floor where there is a single and a double bedroom both serviced by a family bathroom with bath and shower over.

The second floor is home to the master bedroom with en-suite shower room and the added benefit of a walk-in wardrobe.

Outside to the front of the property is driveway parking for two cars. The rear garden is a good size and consists of a patio area - perfect for al fresco dining, with the remainder laid to lawn.



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Directions

From our office in Southgate Street, turn left at the traffic lights onto the High Street. Proceed straight over the two mini roundabouts into Romsey Road. At the next mini roundabout turn right into Chilbolton Avenue and take the first left into Sarum Road. The property can be found on the right-hand side after the hospital.

Situation

Sarum Road is conveniently located for the mainline railway station and the City centre, with its High Street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, museums, and, of course, the City's historic Cathedral. The M3 and A34 are also easily accessible from this location. The property is in the catchment for Western Primary and Westgate All-Through Schools.

Tenure

Freehold

Services

Mains water, private drainage, oil fired central heating

Council tax band

E – Winchester City Council

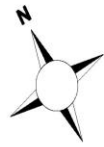
EPC rating

E

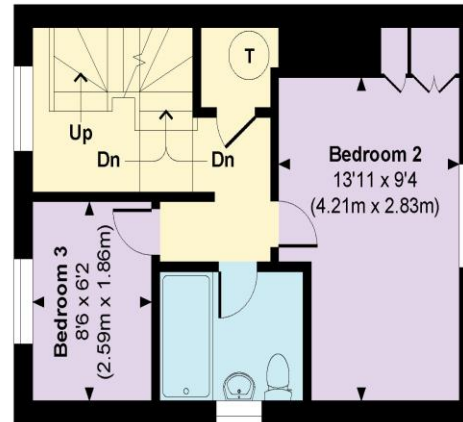
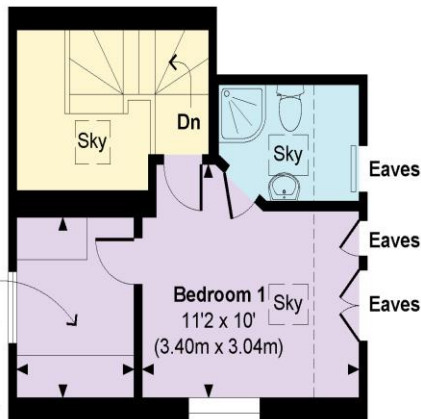
Viewing

Strictly by appointment with Winkworth Winchester Office

Approximate Gross Internal Area
Total = 1489 Sq Ft / 138.33 Sq M
Includes areas with Restricted room height.

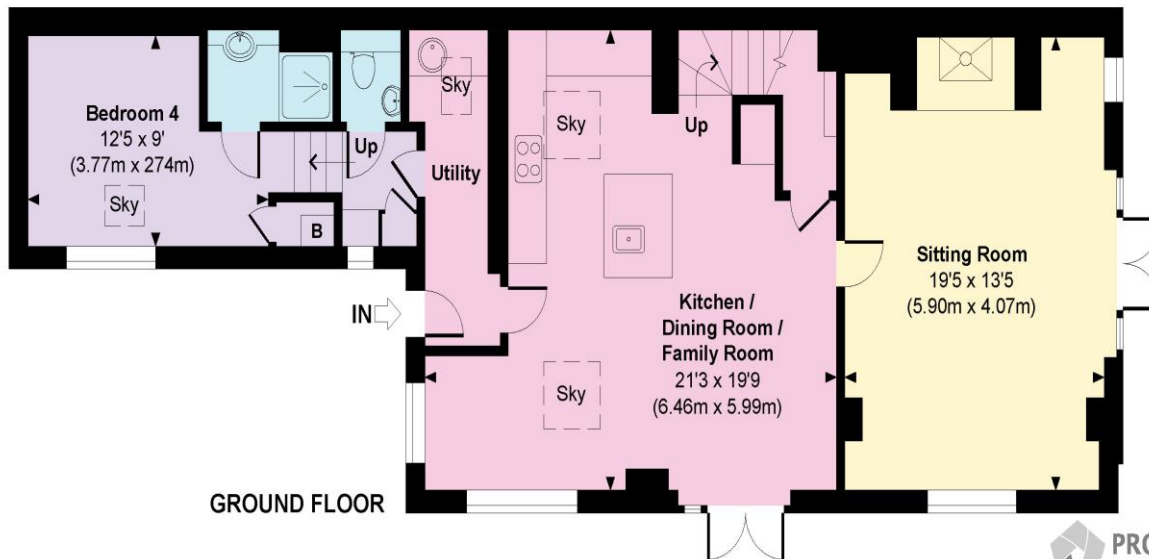


Dressing Room
7'9 x 6'1
(2.35m x 1.85m)



SECOND FLOOR

FIRST FLOOR



GROUND 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.

Winkworth Winchester

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