



Wyewood Place, Winchester, Hampshire, SO22 6BE

Winkworth



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Spacious Family Oriented Townhouse in a Mature Peaceful Setting just 0.75 miles from Winchester Railway Station

This superb, terraced townhouse forms part of a small, high-quality enclave of properties built in 2006 by Bewley Homes, and is located within close proximity to the station, city and Peter Symonds Sixth Form College. Well-presented and spacious throughout, this family property boasts an abundance of natural light which is complemented by the pleasing neutral colour palette.

On the ground floor the kitchen/dining room is a great size; it is very well appointed and bright with fitted units providing ample cupboard space and plenty of room for a table and chairs. Integrated appliances include oven, hob, microwave, dishwasher, fridge and freezer. French doors provide access to the rear garden and there is a useful utility room with space and plumbing for a washing machine and tumble dryer. A generous study, which could also be used as a family room, is situated to the front of the house, along with a cloakroom and ample amounts of storage.

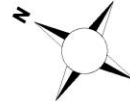
Rising to the first floor, there is a large, superbly proportioned sitting room to the rear, with two Juliet balconies overlooking the garden. To the front, the principal bedroom is a fantastic space with triple fitted wardrobes and a super, modern en-suite shower room. A further cloakroom completes the accommodation on this floor. Stairs ascend to the second floor where three bedrooms and a family bathroom all radiate from a large landing. Bedroom two, to the front, is light and airy and benefits from an en-suite shower room, while bedrooms three and four lie to the rear and share the family bathroom.

Directly in front of the house there is allocated parking for two cars as well as further visitor parking in the car park, while to the rear there is an attractive and sunny landscaped patio area with shrub and tree borders.



Wychwood Place

Approximate Gross Internal Area
Total = 1802 Sq Ft / 167.39 Sq M
Includes areas with Restricted room height.



Indicates restricted room height less than 1.5m.



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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 next set of traffic lights into Andover Road, then turn right into Park Road. Take the first left into Wychwood Place.

Location

Wychwood Place is located on the northern fringes of Winchester, ideally located to give easy access to Winchester railway station. It is a short walk to the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum 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 Weeke and Henry Beaufort school catchments.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Maintenance charge

£802 per annum for maintenance of communal areas, paid in two 6-monthly instalments.

Winchester City Council

Council tax band: F

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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