



ROMAN DRIVE, WINCHESTER, HAMPSHIRE, SO22 6GA

Winkworth



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CONTEMPORARY LIVING CLOSE TO THE CITY CENTRE

This immaculately presented and modern end of terrace town house is situated in this exclusive development built by Cala Homes in 2018. The property has been finished to a high specification and the neutral palette of colour compliments the abundance of natural light throughout. There is an excellent balance of living and sleeping accommodation which is well-proportioned for the size of the house.

The property is situated in the thriving community of Kings Barton - a great location close to all amenities including the national railway station. The development includes a childrens play park and Barton Farm Primary School, both of which are just a short distance away.

The spacious entrance hall, which has a storage cupboard and a good size smart WC, firstly leads to the large, bright kitchen/dining room. This room is clearly the heart of the house and the kitchen itself is well-appointed with modern sleek units providing plenty of cupboard space, and integral appliances including double oven, five ring gas hob, dishwasher, washing machine and fridge/freezer. The dining/family area is a fantastic sized space and is located at the rear of the house giving access to the garden.

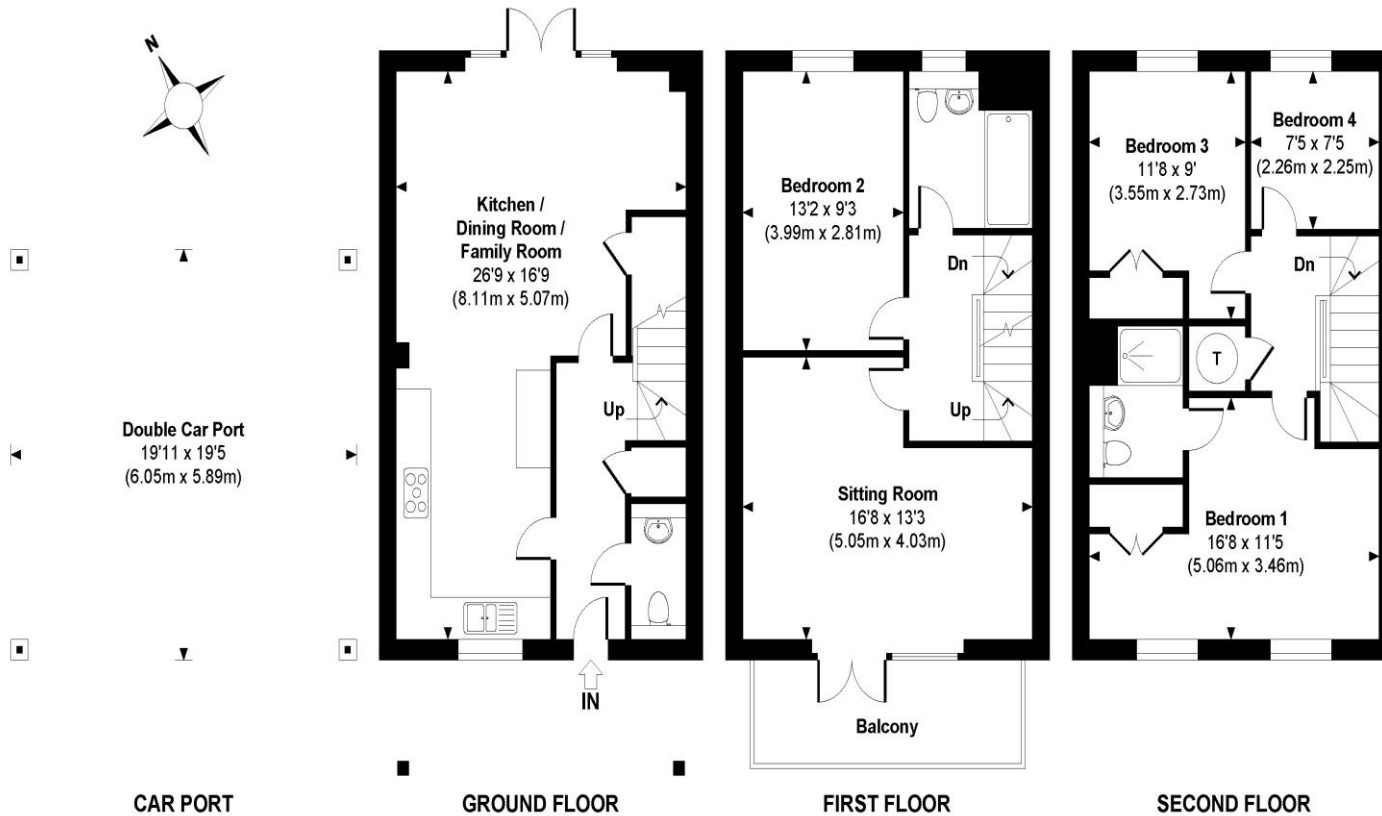
Stairs rise to the first-floor landing which is spacious and bright and gives access to the welcoming sitting room at the front of the house with its own balcony. At the rear of the property on this floor is a double bedroom and family bathroom. Stairs rise again to the second-floor landing where the master bedroom and ensuite shower and two further bedrooms complete the internal accommodation of the house.

To the front of the house there is a small and neat garden and to the rear there is a generous sized garden with patio area and the rest laid to lawn. The allocated parking under a carport is located at the rear of the house.



Roman Drive

Approximate Gross Internal Area
 Main House = 1344 Sq Ft / 124.87 Sq M
 Double Car Port = 384 Sq Ft / 35.63 Sq M
 Total = 1728 Sq Ft / 160.50 Sq M
 Outbuildings are not shown in correct orientation or location.



Directions

From our office in Southgate Street, proceed straight across the traffic lights onto Jewry Street. At the crossroads bear left into City Road and at the next set of traffic lights turn right into Andover Road. Proceed along Andover Road over the railway bridge, past Stoney Lane. Andover Road becomes Andover Road North. Take the right-hand turn onto Manley Road. At the end of Manley Road turn right onto Roman Drive and the property can be found on the left-hand side.

Situation

Roman Drive is situated on the northern fringes of Winchester, well placed to give easy access to the mainline railway station. The city centre is within easy reach, with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the City's historic Cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is in the catchment for very good local schools, including Barton Farm primary, Henry Beaufort secondary. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council tax band

E – Winchester City Council

Current EPC rating

B

Viewing

Strictly by appointment with Winkworth Winchester Office



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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.

Winkworth Winchester

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