



Nuns Road, Winchester, Hampshire, SO23 7EF

Winkworth



Nuns Road, Winchester, Hampshire, SO23 7EF

## Extended Edwardian Home with Garden Office, Offered with No Forward Chain

This period, semi-detached house in this sought after location has been cleverly and sympathetically extended, offering a light and airy atmosphere throughout. The property is nicely positioned on a very popular road in the heart of Hyde and is superbly placed to enjoy all that the city has to offer including the national railway station, the local recreation ground and St Bede primary school, which is close by.

The property is entered via the covered porch into the entrance hall, leading to all the principal accommodation. The sitting room lies to the front and is lovely and light courtesy of large windows and a pleasing neutral decor. To the rear is the wonderful open-plan kitchen/dining room which is the heart of the home. The fitted kitchen has ample storage and is fitted with a boiling water tap and built-in water softener. Integrated appliances including double oven, induction hob, dishwasher and fridge/freezer. Bi-fold doors from the dining area can be fully opened onto the terrace, combining inside and outside space to create a large, open, entertaining option. A downstairs cloakroom and useful utility room with separate full-size freezer complete the accommodation on the ground floor, which has the advantage of underfloor heating throughout.

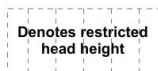
Stairs rise from the hallway to the first floor where there are two double bedrooms. The principal bedroom is an excellent size and has the benefit of floor to ceiling fitted wardrobes and a sleek en-suite shower room. Bedroom two to the rear has views over the garden and is served by the smart family bathroom. The second floor has been converted to provide a generous third double bedroom.

Outside, to the rear, lies the superb south-facing sun terrace with steps down to the lawn. A gravel path along one side of the lawn leads to the fantastic, detached home office which is located at the end of the garden.









## Nuns Road, Winchester, SO23

Approximate Area = 1240 sq ft / 115.2 sq m

Limited Use Area(s) = 16 sq ft / 1.5 sq m

Office = 40 sq ft / 3.7 sq m

Total = 1296 sq ft / 120.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Winkworth. REF: 979354

## Nuns Road, Winchester, Hampshire, SO23 7EF

### Directions

From our offices in Southgate Street turn right at the lights and follow the road round to the left onto Jewry Street. At the next set of lights go straight over into Hyde Street at the T-junction go right onto Worthy Lane (B3045) then take the next right into Arthur Road. Follow this road round to the right and then go left into Nuns Road. The property is on the right-hand side.

### Location

Located in the desirable area of Hyde in Winchester city centre and close to the railway station with links to London Waterloo in approximately 55 minutes. 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, A43 and A33 are also easily accessible from this location. The house is in the catchment area for St. Bede Primary School and Westgate Secondary School, and close to the leisure centre, playing fields and nature reserve.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester

**Council tax band:** E

**EPC rating:** D

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

### Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS  
020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

See things differently