



St. Cross Court, Kingsgate Road, Winchester, Hampshire, SO23 9PZ

Winkworth



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Charming Four Bedroom Townhouse with Superb Views Over St Catherine's Hill

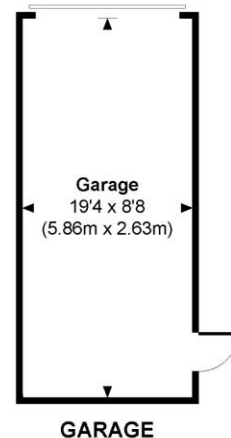
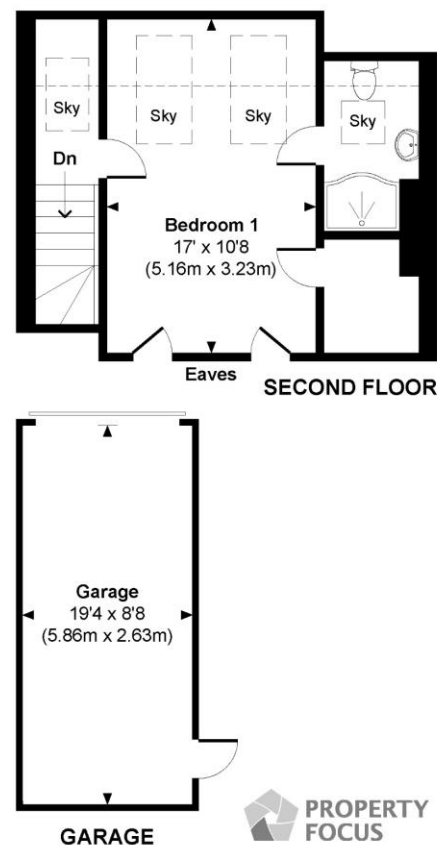
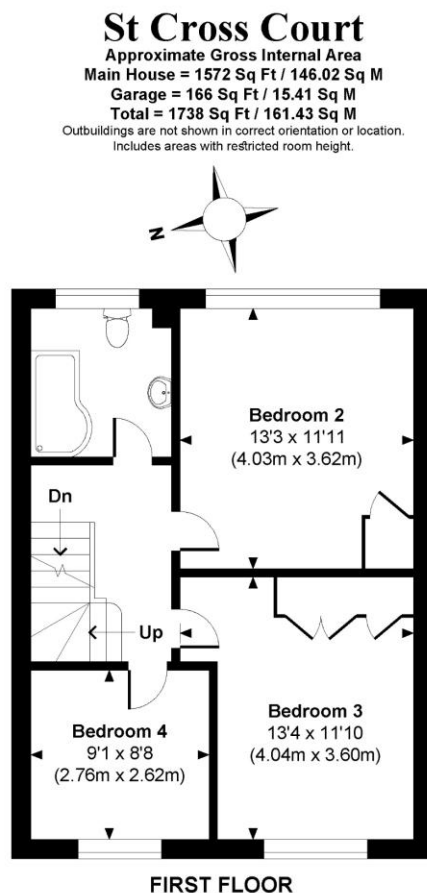
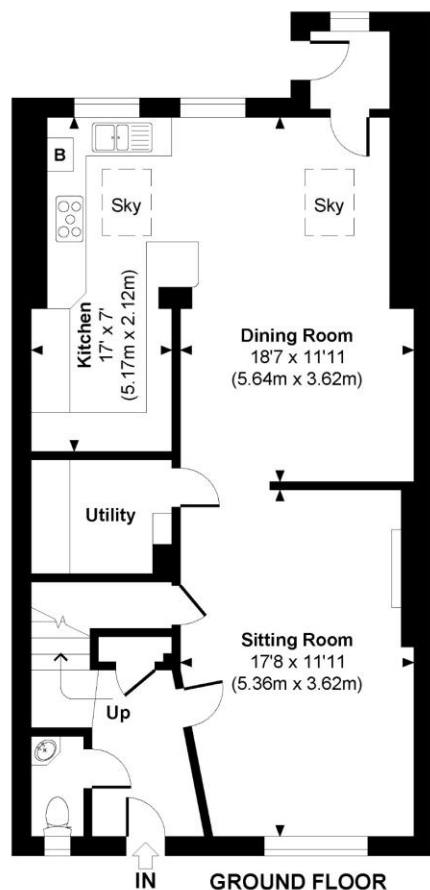
Nestled in a highly sought-after location, this charming and well-presented, three-bedroom townhouse offers an ideal blend of comfort, convenience, and spacious accommodation. Perfect for families or those looking to enjoy tranquil living within easy reach of local amenities, this property is sure to impress. The layout provides versatile living spaces with ample natural light throughout.

The entrance hall provides access into the bright and welcoming sitting room on the right with an attractive, stone fireplace and a convenient storage cupboard. A downstairs WC and a further storage cupboard are positioned off the hallway. To the rear of the property is the large open-plan kitchen/dining room, with a useful utility room adjoining the modern kitchen features ample base and eye-level units together with fitted appliances which include gas hob, double oven, and there is space for a dishwasher and fridge freezer. The dining area has ample room for dining table and chairs and provides access to the garden.

Stairs rise to the first floor where there are three well-proportioned bedrooms with bedrooms two and three benefitting from built-in wardrobes and a family bathroom completes the accommodation on this level. Stairs rise again up to the second floor where the master bedroom is located. This is a lovely bright spacious room courtesy of the sky lights and also enjoys an en-suite shower room, a built-in wardrobe and those wonderful views.

Outside, the low-maintenance garden offers a private outdoor retreat, ideal for entertaining or simply enjoying the peace and beauty of the surroundings. The property benefits from off-street parking as well as a garage, a rare and valuable asset in this popular area. There are fantastic walks across the water meadows into town.





St Cross Court

Approximate Gross Internal Area
Main House = 1572 Sq Ft / 146.02 Sq M
Garage = 166 Sq Ft / 15.41 Sq M
Total = 1738 Sq Ft / 161.43 Sq M
Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.



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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.

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Directions

From Southgate Street continue into St Cross Road, turn left into Kingsgate Road and St Cross Court is the first turning on the right.

Location

Kingsgate Road is one of the most desirable roads in Winchester, being positioned within the St Cross area of the city, famed for its grand period houses. It is also home to Winchester College, and offers easy access to the mainline railway station (links to London Waterloo in approximately 60 minutes), and a level walk into the City with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic Cathedral. The house is situated in catchment for St Faith's Primary School and Kings' School and the lovely water meadows offer pretty walks nearby.

COUNCIL TAX: Band F, 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: Off street parking.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

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