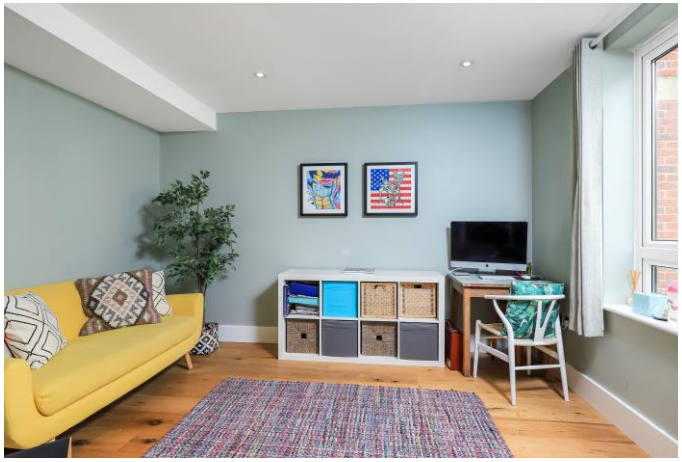
**FRASER GARDENS** WINCHESTER, HAMPSHIRE, SO22 5GB

Winkworth



FRASER GARDENS
WINCHESTER, SO22 5GB

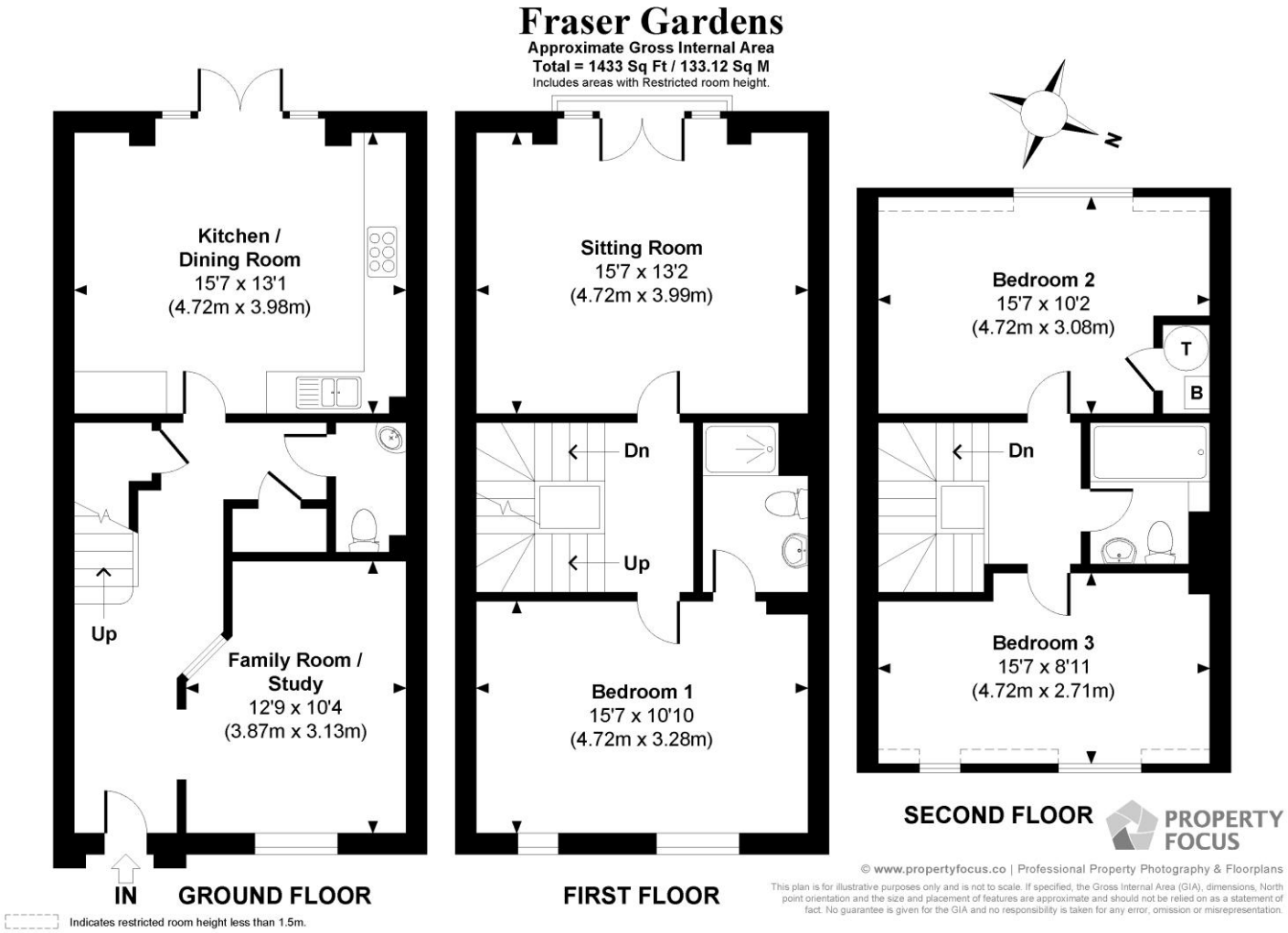
# MAGNIFICENT TOWNHOUSE IN A MODERN SETTING WITH BEAUTIFUL VIEWS

A delightful, modern, and spacious home, situated in the well-regarded Fraser Gardens development, constructed in 2008 to a high specification throughout by Messrs Linden Homes. The property enjoys far reaching views over the Hampshire countryside and is positioned for easy access to the city centre and mainline railway station.

The property offers superbly balanced accommodation with effortless style and practicality. The heart of the house is the kitchen/dining room situated on the ground floor to the rear with double doors out to the garden and stunning views further afield. The kitchen itself offers many built in appliances, granite work-surfaces and an island breakfast bar. Passing two useful storage cupboards in the entrance hall and a WC, the family room/study can be found to the front and is a great space to be separate from the main sitting room.

The welcoming sitting room is situated on the first floor at the rear with double patio doors onto a Juliet balcony, with open views, while at the front is a large double bedroom with en-suite shower room. Turning stairs lead on up to the second floor where two further large double bedrooms lie, both of which are served by a smart family bathroom.

There are two allocated underground parking spaces as well as further visitor spaces. The mature, neat rear garden has a patio area – perfect for alfresco dining with the rest laid to lawn. The gardens have the added benefit of overlooking open fields.




## Fraser Gardens, Winchester, SO22 5GB

**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 then left into Sarum Road. Fraser Gardens is on the right-hand side.

**Situation**
Fraser Gardens is accessed from Sarum Road just off the highly regarded Chilbolton Avenue, which is a wide tree-lined avenue of predominantly large properties stretching north to south between Stockbridge Road and Romsey Road. There is excellent access in and out of the city from this location and the mainline railway station, with links to London Waterloo, is less than 1 mile away. The Waitrose store on Stockbridge Road and the adjacent parade of shops in Stoney Lane are within easy reach as is Sainsburys at Badger Farm. Approximately 1 mile away is the city centre with its high street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, Winchester University, museums and, of course, the city's historic cathedral. The property benefits from being in the Western Primary and Westgate Secondary school catchments and within close proximity to Peter Symonds College.

**Tenure**
Freehold

**Services**
Mains gas, electricity, water and drainage

**Maintenance Charges**
£804 per annum

**Council tax band**
E – Winchester City Council

**EPC rating**
C

**Viewing**
Strictly by appointment with Winkworth Winchester Office
**Winkworth.co.uk/winchester**

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