



Abbotts Court, Park Road, Winchester, Hampshire, SO23 7BE

Winkworth



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## Attractive Townhouse Close to City Centre and Mainline Rail Station

This attractive and appealing townhouse nestles at the back of a sought-after mews-style development just off Park Road. This super collection of houses and apartments was built in 2005 and is notable for its excellent position in the north of Winchester, a great location for ease of access to the city centre and the station.

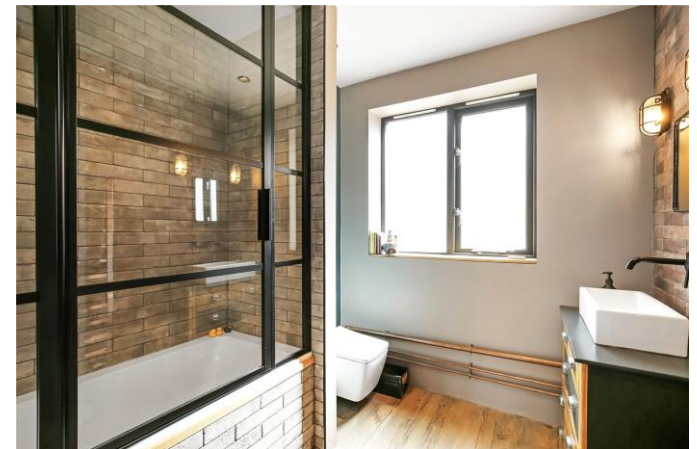
On entering, the striking feature of the property is how light and spacious it is, courtesy of its east-west orientation, and plenty of windows. The accommodation is arranged over three floors, with good sized rooms and is decorated in a pleasing modern colour scheme.

The entrance hall is wide, giving access to the large open-plan kitchen/dining/family room which is the heart of the house. The kitchen itself is well-appointed and bright with fitted units providing ample storage. Appliances include a superb range-style cooker, fridge, freezer, microwave, dishwasher and washer/dryer. There is plenty of room for a large table and chairs, as well as a sofa, and there are French doors onto the garden. A downstairs WC completes the accommodation on this level. The feeling of space continues on the first floor which houses the good-sized sitting room with Juliet balcony, generous single bedroom, currently used as a study, and a smart family bathroom. Stairs rise to the second floor which includes the principal bedroom with built-in wardrobes and Juliet balcony, second double bedroom and a stylish shower room.

The west-facing city garden is accessed via double doors from the family room and is laid with decking. The property also benefits from a car port.









## Abbotts Court, Park Road, Winchester, Hampshire, SO23 7BE

### Directions

From our offices at 72 High Street turn left and then take the first left into Trafalgar Street. Turn left again into St Clement Street and at the end of the road turn left into Southgate Street. Turn right at the traffic lights and follow the road round to the left onto Jewry Street. At the next set of lights go straight over onto Hyde Street, follow the road to the T-junction and turn right into Worthy Road. Take the third left into Park Road and then turn left into Abbotts Court just before the railway bridge.

### Location

Abbotts Court is located on Park Road, which is 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 Ofsted Outstanding St Bede and Westgate school catchments.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

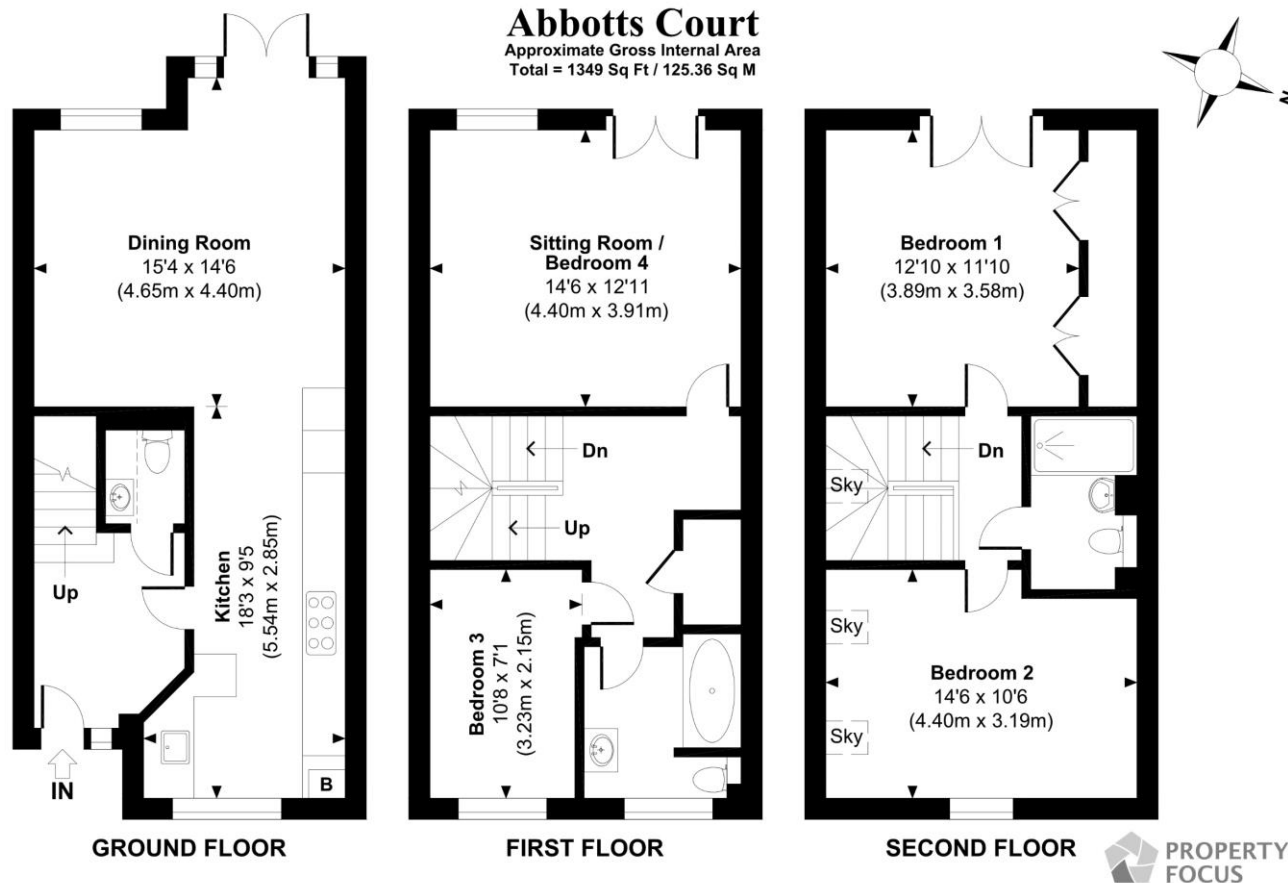
Council tax band: E

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)



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