



Romsey Road, Winchester, Hampshire, SO22 5PQ

Winkworth

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Extended Family Home with Excellent Views – Offered with No Forward Chain

This lovely family home has been recently renovated and redecorated and is immensely light throughout courtesy of its large windows and the south easterly orientation. There is spacious living accommodation on the ground floor where an extension has provided an additional reception space with storage underneath.

At the heart of the house is the large open-plan kitchen/dining/family room with all three rooms flowing nicely together. The brand-new fitted kitchen offers ample cupboard space with integrated appliances including double oven, hob and fridge/freezer. A door leads through to a rear lobby allowing access to either the front of the house or into the garage. Adjacent to the kitchen is a good size dining room with built in storage and then beyond lies the family room which occupies the extended part of the house. This room is a very successful addition to make the most of the fantastic views, and there is plenty of natural light as well as a door to access to the garden. The generous sitting room, accessed from the hall or family room, is an attractive space with a fireplace as a centrepiece. A downstairs WC is situated just off the centrally positioned hallway.

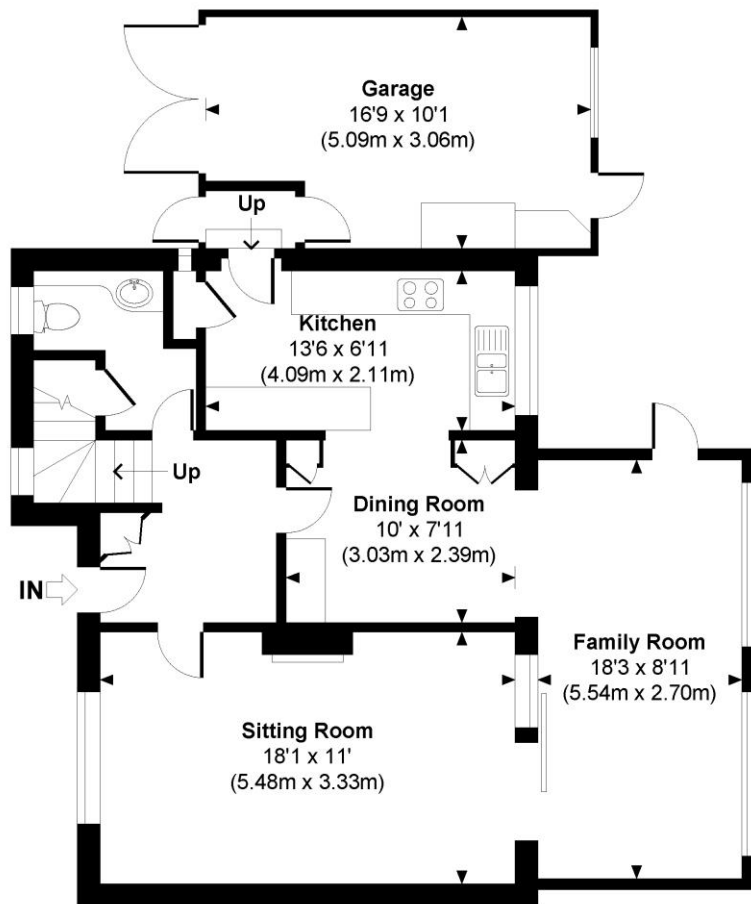
The first floor has three excellent bedrooms, two of which have fitted wardrobes, and large windows make the most of the wonderful views towards St Catherine's Hill. A good-sized shower room completes the first-floor accommodation.

Outside, the good-sized rear garden is well-maintained and presented with a patio immediately at the rear of the house, and then a set of steps lead to the garden which is laid to lawn. The garden features a selection of plants and shrubs and provides direct access into the integral garage. There is off road parking at the front of the property.

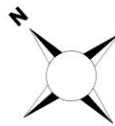
There is currently planning granted for the replacement of the existing property with a four-bedroom dwelling, landscaping and associated works. Winchester City Council Planning Ref 21/02632/FUL.



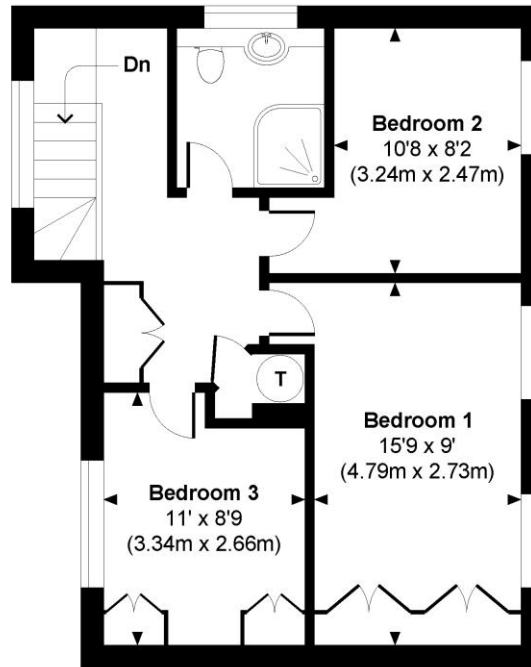




GROUND FLOOR



Romsey Road
 Approximate Gross Internal Area
 Main House = 1228 Sq Ft / 114.10 Sq M
 Garage = 155 Sq Ft / 14.41 Sq M
 Total = 1383 Sq Ft / 128.51 Sq M



FIRST FLOOR



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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.

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Directions

From our office in Southgate Street, turn left at the traffic lights up High Street. At the mini roundabout proceed straight across into Romsey Road and continue along the road going across the 2nd mini roundabout. Take the 4th left turn onto Battery Hill, then the first left onto Romsey Road and the property can be found on the right-hand side.

Location

Romsey Road is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 60 minutes), and City 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 is situated in the catchment for Stanmore Primary and Kings Secondary Schools.

Tenure: Leasehold – 931 years remaining.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth

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