



Abbey Hill Road, Winchester, Hampshire, SO23 7AT

Winkworth



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Superb Extended Home with South West Facing Garden

This superb, detached house is offered with no forward chain and has all the qualities a family looks for, with four bedrooms, three bathrooms and plenty of reception space, along with practical spaces including a garden office, utility, garage and off-street parking. The property has been extended and refurbished to a high standard employing careful attention to detail and falls within the catchment area for St Bede and Westgate Schools.

The house is entered via an outer covered porch into the welcoming entrance hall, with underfloor heating throughout the ground floor as well as the two larger bedrooms and en-suites. To the left lies the bright family room, providing an ideal separate reception space which could equally be used as a further study. A door leads from the hallway to the modern, well-equipped, fitted kitchen, with integrated appliances including double oven, hob, extractor, dishwasher and fridge/freezer. From here you enter the heart of this lovely home – the impressive, generous sitting/dining room. There is plenty of space for a large dining table and the sitting area, with gas feature fireplace, ensures the whole room is wonderfully sociable in design. Floor to ceiling sliding doors stretching the whole width of the room open out onto the appealing rear garden. A smart downstairs cloakroom completes the ground floor accommodation.

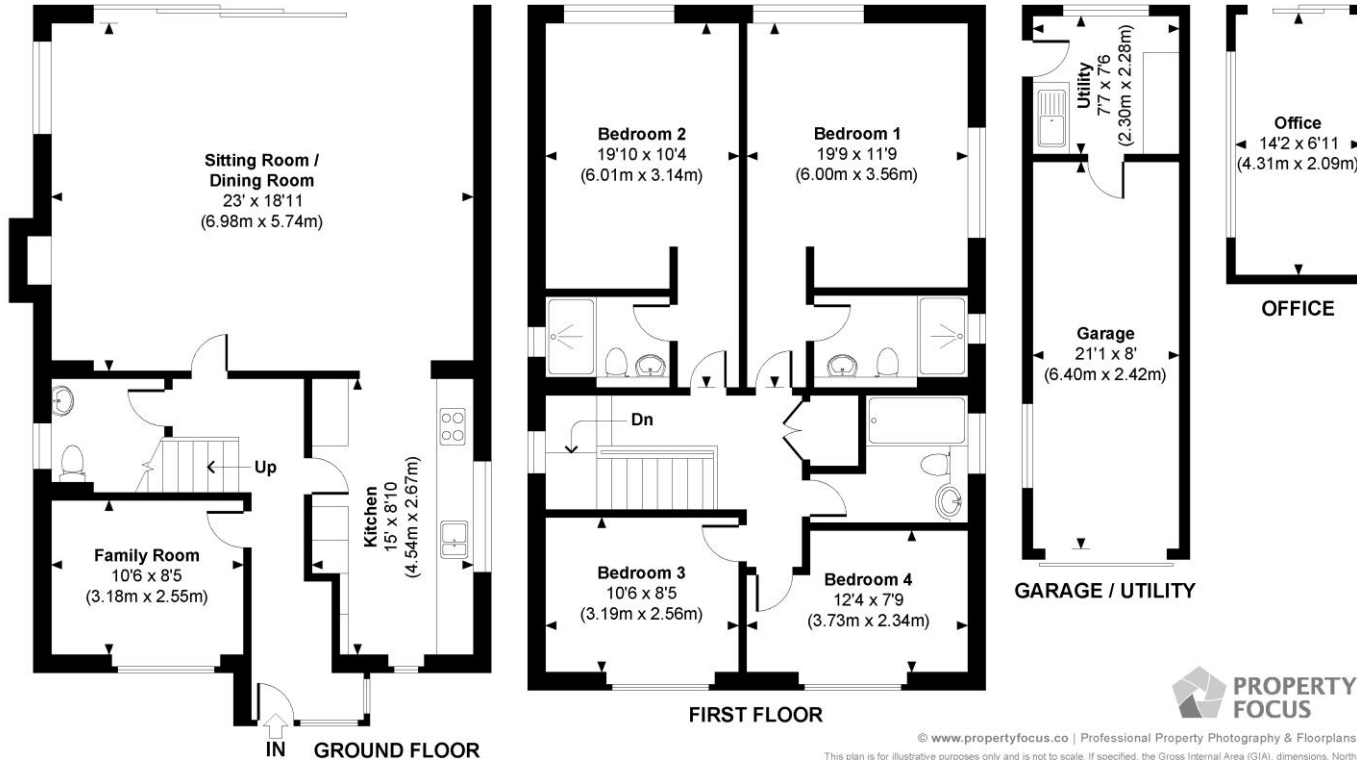
On the first floor there are four good bedrooms which radiate from the light filled landing. The principal bedroom is an excellent size with a large and contemporary ensuite shower room and views over the garden. Bedroom two also benefits from a sleek, modern ensuite and is perfect for guests. The remaining two bedrooms are well proportioned and share a smart family bathroom.

Outside, there is off street parking on the driveway in front of the garage and a pretty, low-maintenance front garden with shrubs and specimen holly tree. A gate between the house and garage provides access to the well-designed rear garden which has a wonderful stepped patio and the remainder laid to lawn with mature shrub and flower borders. A superb, contemporary garden office provides almost 100 sq ft of additional space and is fully kitted out with light, power and air conditioning / heating. Adjacent to this is the useful utility room with space and plumbing for a washing machine and tumble dryer, and an internal door leading into the garage.



Abbey Hill Road

Approximate Gross Internal Area
 Main House = 1629 Sq Ft / 151.30 Sq M
 Garage / Utility = 229 Sq Ft / 21.32 Sq M
 Office = 97 Sq Ft / 9.01 Sq M
 Total = 1955 Sq Ft / 181.63 Sq M
 Outbuildings are not shown in correct orientation or location.



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Directions

From our office in Southgate Street turn left into the High Street and take the second exit at the roundabout, following the one-way system down to the traffic lights. Proceed straight across and take the second right onto Worthy Lane. Take the third left into Northlands Drive and Abbey Hill Road is on the right. Follow the road all the way to the top and the property is on your left.

Location

Abbey Hill Road is a quiet residential road on the northern fringes of Winchester, 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 St Bede Primary and Westgate All-Through School catchments.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office



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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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