



Christchurch Road, WINCHESTER, SO23 9TG

Winkworth



CHRISTCHURCH ROAD
WINCHESTER, SO23 9TG

SUPREMELY SPACIOUS APARTMENT IN HANDSOME ST CROSS PROPERTY

This generously proportioned apartment occupies the entire first floor of this handsome period house within St Cross. The apartment enjoys beautifully tended and extensive gardens which are shared with the other properties, while the building itself has wonderful brick-and flint facades, set back attractively from favoured Christchurch Road. The property benefits from the large windows and high ceilings enjoyed by properties from its era, which adds to the feeling of space throughout.

The apartment is maisonette style as it enjoys its own front door on the ground floor, accessed from within an impressive, glazed porch. Stairs rise to a half-landing with an impressive, recessed window overlooking the garden and with a shower room off to one side, then the stairs continue up to the main landing. On one side of the landing, the spacious and well-planned kitchen includes free-standing oven, grill and hob, washing machine, and free-standing fridge-freezer, while fitted units providing storage space. There is ample space for table and chairs in the dining area which enjoys twin windows overlooking the garden. On the opposite side of the hall is an unusually large, beautifully appointed sitting room which is dual-aspect, with outlook both to the side and to the garden at the rear. Back to the hall and the main bedroom is another impressive double-aspect room on one side of the hall at the front, while there is a second large double bedroom opposite. A bathroom is nestled attractively between the two bedrooms.

Outside, the property boasts ample parking on the forecourt shared between the two properties, and the apartment has its own single garage. There are beautifully maintained and mature communal gardens to enjoy on two sides of the property, stocked with a variety of shrubs and plants.

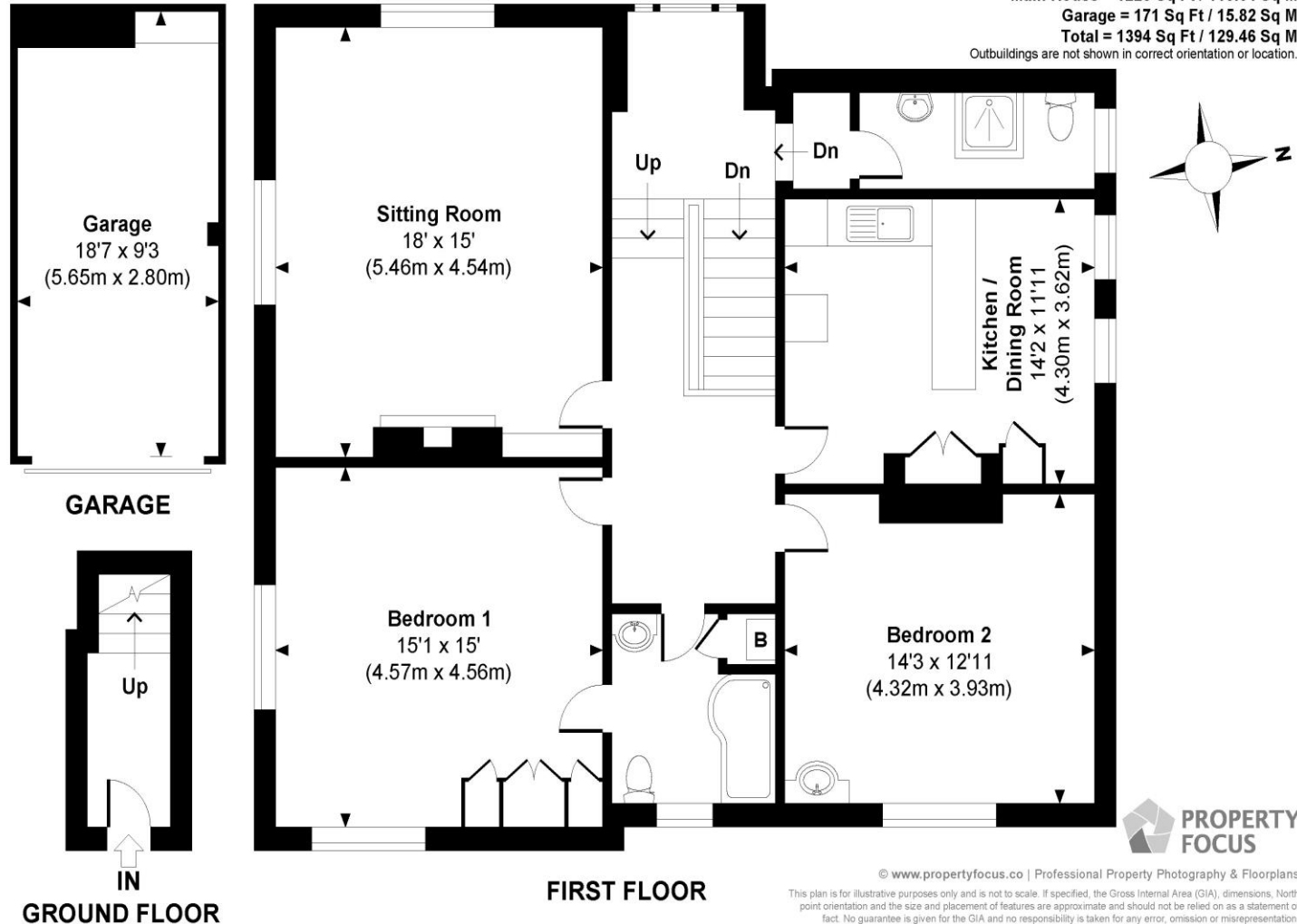


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Southfield Lodge

Approximate Gross Internal Area
Main House = 1223 Sq Ft / 113.64 Sq M
Garage = 171 Sq Ft / 15.82 Sq M
Total = 1394 Sq Ft / 129.46 Sq M

Outbuildings are not shown in correct orientation or location.



Directions

From the Winkworth office proceed south along Southgate Street. Continue onto St Cross Road, then turn right into Beaufort Road. Take the second left into Christchurch Road, and the property can be found on the right-hand side.

Location

Christchurch 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 close to good local state and private schools, and the lovely water meadows offer pretty walks nearby.

Tenure

Share of Freehold

Services

Mains gas, electricity, water and drainage

Council tax band

D – Winchester City Council

Current EPC rating

D

Viewing

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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