



Cassandra Road, Winchester, Hampshire, SO23 7FW

Winkworth



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## Beautifully Presented, Modern Home in Abbots Barton

Located a short distance from the city centre and situated on the popular Abbots Walk development, this attractive and well-proportioned family home has good-sized rooms and is very well-presented throughout.

A welcoming hallway gives access to the ground floor accommodation, with stairs rising to the first floor. The hallway is newly laid with beautiful Karndean flooring which flows throughout the ground floor, giving an appealing contemporary feel to the property. The sitting room is situated to the front and has a lovely warm feel to it, while to the rear lies the modern, open-plan, kitchen/dining room. The kitchen itself is well laid out with sleek units providing ample storage. Integrated appliances include oven, hob, microwave, fridge/freezer, washing machine and dishwasher. The dining area has plenty of space for a table and chairs and the whole room is lovely and bright courtesy of double patio doors leading out to the garden. A good-sized larder cupboard with additional space for items such as a Hoover completes the accommodation on the ground floor.

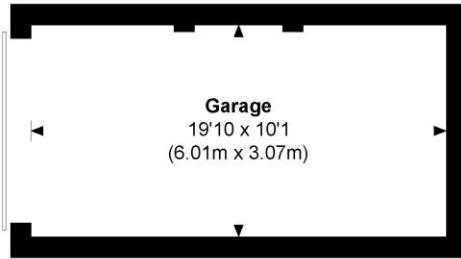
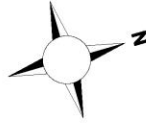
Stairs rise to the first floor where there are two double bedrooms and a bathroom. Both bedrooms benefit from built-in wardrobes with sliding doors and the modern family bathroom is beautifully presented with a bath and shower over. The loft room has been nicely converted to provide an excellent principal bedroom which is spacious and light. It has the advantage of custom built-in storage and a generous en-suite shower room.

Outside, the low maintenance, paved, rear garden is a real delight with raised planters housing plenty of shrubs and flowers. There is gated access out to the garage, which is situated just a few steps from the property, while parking on the development is plentiful and unrestricted. A wonderful children's playground set within stunning fields is located within the development just a short walk away.

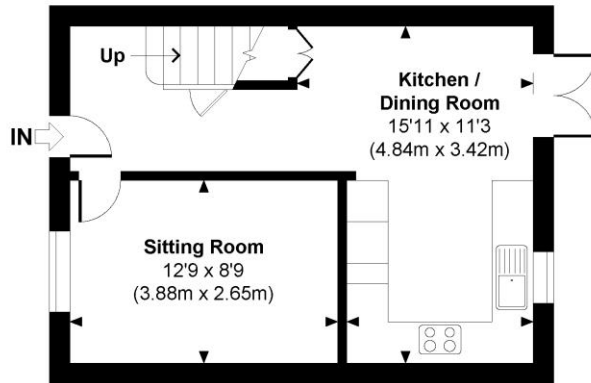


# Cassandra Road

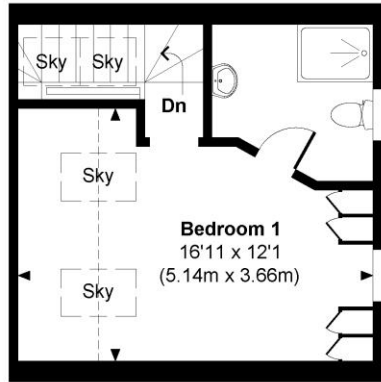
Approximate Gross Internal Area  
Main House = 975 Sq Ft / 90.56 Sq M  
Garage = 198 Sq Ft / 18.45 Sq M  
Total = 1173 Sq Ft / 109.01 Sq M  
Outbuildings are not shown in correct orientation or location.  
Includes areas with Restricted room height.



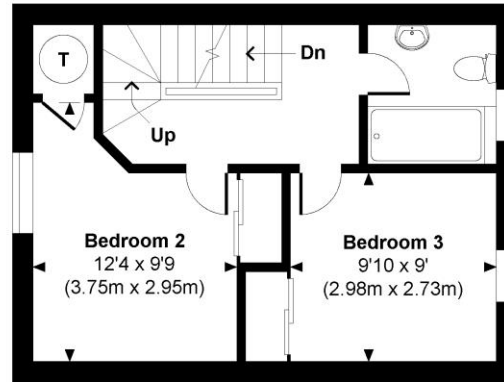
**GARAGE**



**GROUND FLOOR**



**SECOND FLOOR**



**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.

Indicates restricted room height less than 1.5m.

## Cassandra Road, Winchester, Hampshire, SO23 7FW

### 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. After approximately 0.5 miles, turn right into Cassandra Road. Go across Friars Walk on your left and Monks Walk on your right then turn left and follow the road round to the right. Go past the turning on your right for Meadow View and the property is situated on the right-hand side.

### Location

Cassandra Road is located 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 catchments for highly regarded St Bede and Westgate schools.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

**Winchester City Council**

**Council tax band:** C

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

## Winkworth Winchester

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