

Purdie & Swan

Lettings and Property Management



Airlie Road, Winchester
Price: £3,750 PCM



Property Features

DETACHED HOUSE * TANDEM GARAGE * TWO OFF STREET PARKING SPACES * ENCLOSED GARDEN * EXCLUSIVE SMALL DEVELOPMENT * 15 MINUTE WALK FROM TRAIN STATION * MANAGED BY AGENT * WOODBURNER * PHOTO'S FROM 2016 * FLEXIBLE LIVING ACCOMMODATION.

A rare opportunity to rent an exceptional, unique family home on this small exclusive development within catchment for Kings School. The house is situated in the popular area of St Cross within walking distance of the water meadows and within a 15 minute walk of the train station and the city centre. It is also approximately 5 minutes' drive to the M3 and its onward links such as the M27 and the A34. There is a large tandem garage and off-road parking for two cars. The main living areas have oak wood floors and there is a wood burner with folding doors to separate or open into one living space and sliding doors to the garden. Off the hall there is a shower room and study. The kitchen which is open plan to the living area boasts "Miele appliances" with two separate ovens, a warming drawer plus a dishwasher, fridge and gas hob (coffee maker does not work). There is a separate utility room with space for a freezer and includes a washing machine and separate dryer. The main bedroom has a walk in dressing room and an en-suite shower room, there are two further double bedrooms and family bathroom. On the top floor is a further double bedroom in the eaves and a study area on the landing area that benefits from ample natural light. There is an enclosed garden with decked area to the rear and it has an Air Source heat pump for the underfloor heating, air conditioning and hot water. In addition to this, there is solar water heating. All services are mains connected.

Available: 5th November 2025

Postcode: SO22 6DE

EPC Rating: D

Winchester City Council: Tax band F

Deposit: 4326 (five weeks based on advertised rent)

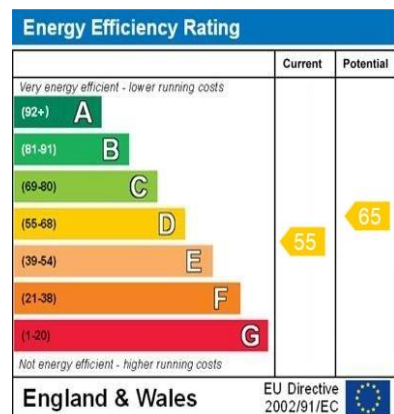
Holding deposit: 865 (one week based on advertised rent)

Unfurnished

Pet at Landlords discretion

Broadband available - refer to the Ofcom Checker for more detail

Mobile Signal/Coverage - refer to the Ofcom Checker for more detail



AGENTS DETAILS

T - 01962 842155

E - katherine@purdieandswan.co.uk

W - www.purdieandswan.co.uk

We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.

Approximate Gross Internal Area
Main House = 1744 Sq Ft / 162.06 Sq M
 (includes 143 Sq Ft / 13.25 Sq M of restricted room height)
Garage = 269 Sq Ft / 24.97 Sq M
Total = 2013 Sq Ft / 187.03 Sq M



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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

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