

# Purdie & Swan

Lettings and Property Management



**Cripstead Lane, Winchester, SO23 9SF**  
**Rent: £5,500 pcm EPC Rating: B Council Tax Band: G**

## Property Features

**FIVE BEDROOMS \* ANNEXE WITH SHOWER ROOM \* DETACHED HOUSE \* LARGE GARDEN \* PLENTY OF DRIVEWAY PARKING \* GARAGE \* NEWLY DECORATED \* NEW LARGE KITCHEN/DINING/LIVING SPACE \* CLOSE TO WATER MEADOWS \* WOOD BURNER \* SHED \* CATCHMENT FOR ST FAITH'S PRIMARY SCHOOL.**

## Description

A spectacular and spacious house laid out over two floors with a large garden and an annexe/studio. The property also benefits from a garage and driveway parking for several cars and is situated on a quiet residential street in the popular area of St Cross conveniently located for the city centre, water meadows and motorway and its onward links. The property comprises sizeable NEW kitchen/dining room with bi fold doors to garden and plenty of storage and includes electric 5 ring hob and oven, large fridge and large freezer with space for dishwasher, there is a utility room with space for a washing machine and a dryer with a separate cloakroom and internal door to garage and door to the rear of the house. Also, there is a sitting room with wood burner, study and further living room off the kitchen completes the ground floor. Upstairs there is the principal bedroom with built in wardrobes, Juliette balcony and en suite shower room, further guest double bedroom with built in wardrobes and en suite shower room, light and airy landing space with built in shelving, three further bedrooms and family bathroom with double bath and shower over the bath. There is a large garden mainly laid to lawn and enclosed. It also includes a shed and a spacious annexe/studio with wood floors and with shower room ideal as either a gym, office or occasional guest suite. The house is entered off a quiet residential street and there is driveway parking for several cars which also leads to the garage. There is an alarm and a water softener. Gas central heating and hot water. All services are main connected.

## Additional Information

Postcode: SO23 9SF

Date available: End February 2026

Winchester City Council: Tax band G

EPC Rating: B

Deposit: £6346 (five weeks based on advertised rent)

Holding deposit: £1269 (one week based on advertised rent)

Pet at Landlords discretion

Unfurnished

Broadband available - refer to the Ofcom Checker for more detail

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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |



## AGENTS DETAILS

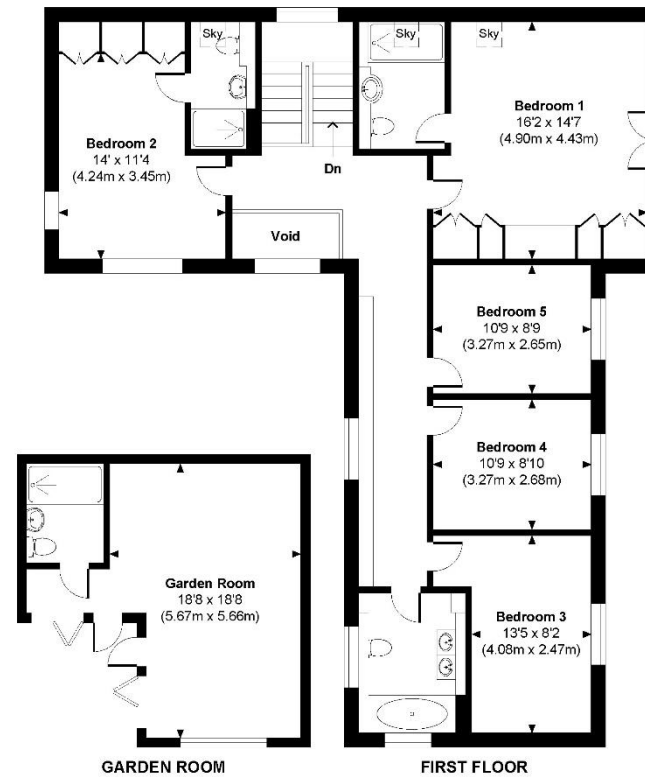
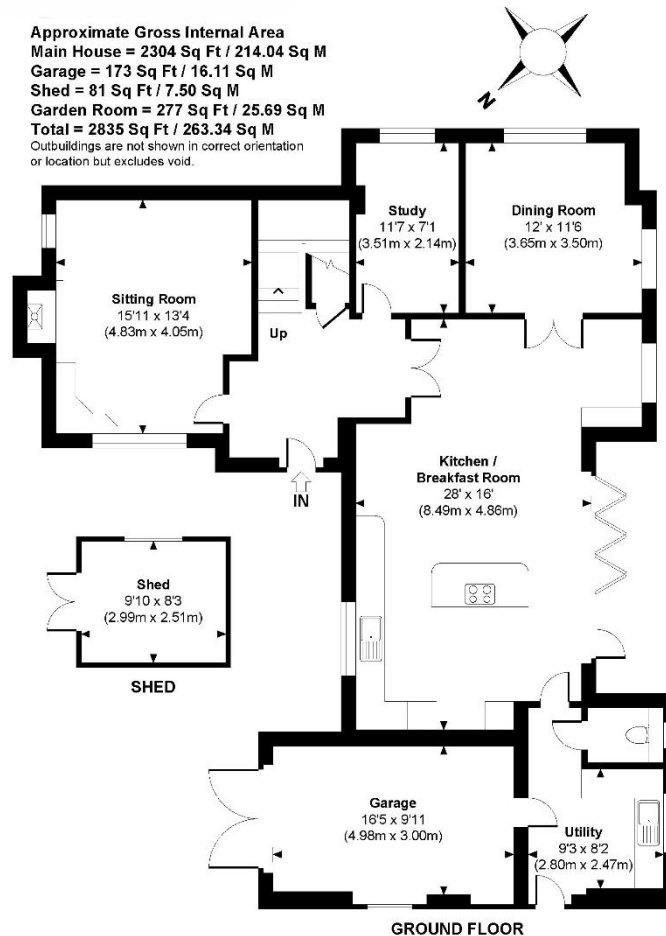
T - 01962 842155

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 = 2304 Sq Ft / 214.04 Sq M  
 Garage = 173 Sq Ft / 16.11 Sq M  
 Shed = 81 Sq Ft / 7.50 Sq M  
 Garden Room = 277 Sq Ft / 25.69 Sq M  
 Total = 2835 Sq Ft / 263.34 Sq M  
 Outbuildings are not shown in correct orientation  
 or location but excludes void.



© www.propertyfocus.co | Professional Property Photography & Floorplans  
 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.

## 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.