

Offers in excess of £750,000  
Edgar Road, St Cross



3

Bedrooms



2

Bathrooms

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## **BRAND NEW LUXURY LIVING IN PRESTIGIOUS ST. CROSS!**

Welcome to Edgar Road! Step into contemporary elegance at this stunning 2024-built detached home, perfectly positioned in Winchester's most coveted St. Cross neighborhood. Just moments from the city center and railway station, this architectural gem delivers the ultimate in modern family living.

**IMPRESSIVE ENTERTAINING SPACES** The heart of this home is the show-stopping social kitchen - a chef's dream featuring sleek quartz worktops, peninsula island with integrated hob, wine fridge, and spacious larder. Flow seamlessly into the generous sitting room with spectacular Juliet balconies, perfect for hosting friends and family.

**FLEXIBLE LIVING, BEAUTIFULLY DESIGNED** Three well-proportioned bedrooms include a magnificent master suite crowning the top floor with breathtaking views across St. Catherine's Hill. The versatile home office adapts to your lifestyle - whether you're working from home or need a study, playroom, or media space.

**OUTDOOR BLISS & MODERN CONVENIENCE** Soak up the sunshine on your private balcony with contemporary glass paneling, or unwind in the charming courtyard garden complete with timber planters. Eco-friendly features include air-source heat pump and pressurized hot water system.

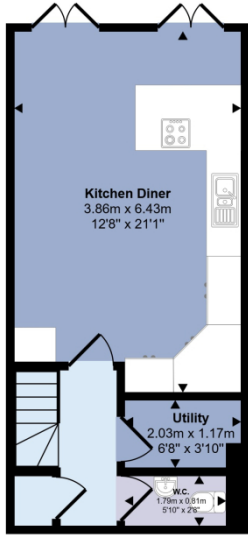
**PREMIUM FINISHES THROUGHOUT** From the elegant entrance hall to the luxurious ensuite shower room, every detail reflects superior craftsmanship. Additional conveniences include utility room, guest WC, and abundant storage throughout.

**This is St. Cross living at its finest - where heritage meets contemporary luxury. Don't miss this rare opportunity to own a piece of Winchester's most desirable address**

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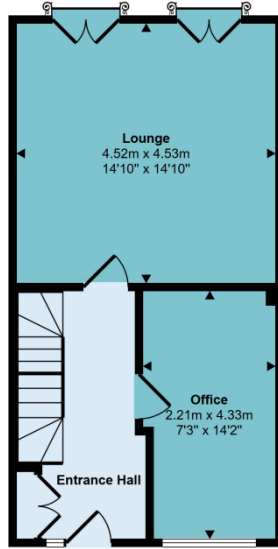
## Edgar Road, St Cross

Approx Gross Internal Area  
133 sq m / 1427 sq ft

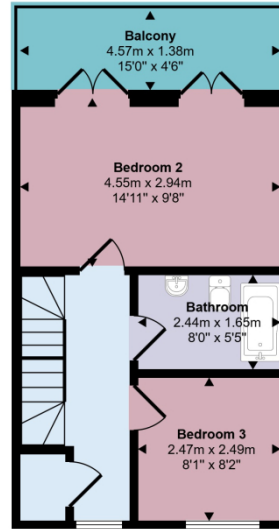


Lower Ground Floor  
Approx 34 sq m / 368 sq ft

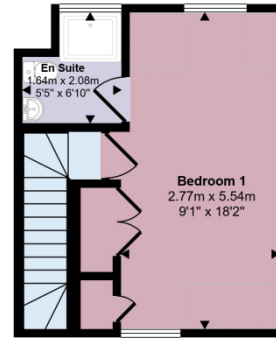
Denotes head height below 1.5m



Ground Floor  
Approx 40 sq m / 434 sq ft



First Floor  
Approx 34 sq m / 361 sq ft



Second Floor  
Approx 25 sq m / 264 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	77	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Edgar Road, St Cross

