



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

52 EDGAR ROAD | ST CROSS | WINCHESTER

Guide Price £1,550,000

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An Attractive Detached Town House

An attractive detached town house, located in a prestigious St Cross area of Winchester. This desirable home was constructed in 2002, boasts in excess of 2500sq ft of well presented accommodation arranged over three floors. This contemporary property has been superbly designed to a high specification with style and elegance in mind. Ideal for anyone who desires comfort and luxury with well designed room space.

One of many highlights of this magnificent property is the bespoke kitchen that exudes sophistication with traditional shaker style units, with ample storage, a free standing central island and a Aga. Integrated appliances include a separate gas oven, induction oven and hob. There are two sets of French doors that open onto the spacious, pretty, well landscaped garden which enables this attractive kitchen/breakfast room to flood with natural light creating a warm and pleasurable ambience. The ground floor accommodation continues to please with a light and airy feel as you enter the generous dining room, additionally, the home offers versatility with a functional study, a separate office and a large, practical utility room, this completes the ground floor accommodation.

The first floor amazes with a lovely bright landing accessing a sumptuous sitting room with gas fireplace and an attractive fire surround and delightful views of St Catherine's hill. The impressive light filled principal bedroom has a floor to ceiling window with a door opening on to a stunning Juliet balcony. There are useful built in wardrobes along with a Jack and Jill shower room, also accessed from the landing.

The second floor impresses with a superb guest bedroom with en suite shower room, two further well proportioned double bedrooms and a bathroom.

OUTSIDE

The front of the house has an attractive well matured garden carefully planted with a variety of shrubs and flowers, a neat, paved pathway leads to the front door and there is side access to the rear of the house. To the rear of the property is a well designed brick paved terrace, which is beautifully private and in the summer shrouded by climbing roses. The garden has been thoughtfully designed to provide interest and ensure privacy, ideal for entertaining and alfresco dining.



The herbaceous borders are well stocked, a brick pathway leads from the rear of the house, through an area laid to lawn, to the driveway, which provides rare off street parking for several cars and the double garage.

LOCATION

Edgar Road is a prime, sought after location with glorious local walks, ideal for ramblers or for one to admire the beauty surrounding them. The idyllic Water Meadows , Keats walk and St Catherine's Hill as well as all the extensive amenities of the City including a theatre, cinema ,tennis and squash club, award winning restaurants, bars and cafes. An abundance of boutique shops, a cosmopolitan high street and the magnificent Winchester Cathedral. St Cross offers easy access to the Mainline Railway Station serving London Waterloo in about one hour. The M3 can be joined on the north-eastern side of Winchester (Junction 9) and links to the M27coastal motorway and Southampton Airport and to the north, the A303 and A34 providing access to the West Country and Midlands respectively.

There is an excellent selection of state and private schools in the area including St Faiths CE Primary School, Westgate primary and secondary school , Kings Secondary school as well as Twyford Preparatory, Pilgrims, Prince's Mead, King Edward's, Winchester College, St Swithun's and Peter Symonds Sixth Form College,

KEY INFORMATION

- An Attractive Detached Town House
- Pretty Secluded Rear Garden
- Sought After Location of St Cross
- Additional Off Road Parking
- Double Garage
- Three Reception Rooms
- Four Double Bedrooms
- Three Bathrooms
- Boasts over 2700 sq ft
- Catchment Area for St Faith's Primary School and Kings' Secondary School

PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band G

EPC – Rated C

Approximate Gross Internal Floor Area

House = 228.1 sq m / 2455 sq ft

Garage = 25.7 sq m / 277 sq ft

Total = 253.8 sq m / 2732 sq ft

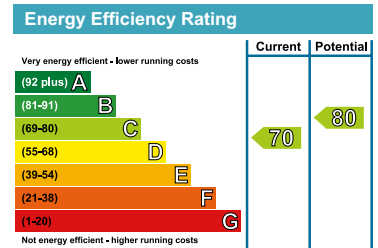
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Bathroom / En Suite
- Bedroom
- Kitchen
- Reception Room
- Other Areas



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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