



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

SCIPIO HOUSE | CHRISTCHURCH ROAD | WINCHESTER

Guide Price £1,750,000

5 2 4



Exquisite & Elegant

This magnificent five bedroom period property, believed to be built in the 1850s quintessential of its era, constructed with brick elevations, incorporating sash and bay windows. The sumptuous and extensive accommodation is beautifully presented and arranged over four floors including a converted basement, with opulence and grandeur in mind, perfect for luxury contemporary living whilst still retaining some appealing period features. Located in a prestigious residential area of St Cross, within a conservation area, which lies to the south of the centre of the Cathedral City of Winchester.

On entering this wonderful home, you are warmly welcomed into a light and bright spacious hallway with wooden parquet floor. On the right is a functional study that leads out through double doors onto a pretty courtyard area. A stunning sitting room that exudes character and charm, highlighted by the alluring open gas effect fire, an attractive window seat, an elegant ceiling rose and ornate, decorative cornicing. A large sash bay window that allows natural light to flood into the living space.

To the rear of the property is a superb and appealing open plan kitchen/Breakfast room with triple aspect windows, allowing light to stream through, creating a warm and joyous ambience. Ideal for entertaining and modern family living. A desirable island/breakfast bar and bespoke shaker style units with ample storage as well as a Stoves stainless steel range. Bi-fold doors across the back of the house open onto a lovely, large paved terrace area and the garden.

A separate useful utility room and a cloakroom completes the ground floor accommodation. Hidden gem awaits downstairs with a versatile spacious basement room (drylined), ideal as a media room or family room and there is also a good sized practical store room.

The first floor continues to impress with an attractive principal bedroom benefitting from being dual aspect and having an en-suite shower room. There are three further light and airy double bedrooms on this level, two with built-in wardrobes and one with a period fireplace and large sash bay window. There is a large, contemporary family bathroom with a four piece suite.

On the second floor there is another bedroom and cloakroom, and further useful storage.

OUTSIDE

To the front there is a gravel driveway with off-street parking. To the side there is a discreet lock-up shed and bins storage. The attractive rear garden has a large paved terrace area, perfect for entertaining and alfresco dining, which overlooks the enclosed garden. The garden is accessed down paved steps and is mainly laid to lawn with well stocked borders and strategically planted tall trees providing perfect screening and good privacy.

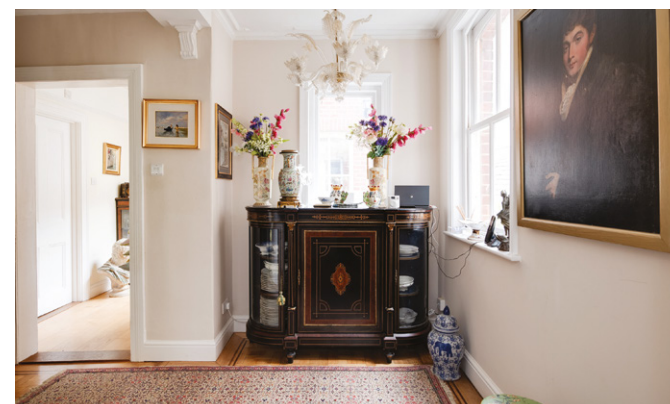
LOCATION

Set in the sought after area of St Cross, this end of terrace Period house is located within half a mile from the city centre, award-winning pubs, restaurants and bars. With a plethora of boutique shops and cafés, there is so much to enjoy in this City. Cultural and leisure facilities, a theatre, cinema, excellent High street markets and coffee shops are a short walk away. The property is close to the beautiful Itchen river, The Winnall Moors Nature Reserve and Park and only short distance from Winchester train station with 55mins access to London Waterloo.

Steeped in history, Winchester is England's ancient Capital City and former seat of King Alfred the Great. This vibrant and wonderful City seamlessly combines grand old architecture with 21st century art, sculpture and world-class attractions, including the magnificent Winchester Cathedral.

The historical city of Winchester, a much sought after place to live and work, is but a stone's throw from the South Downs National Park and a short journey to the New Forest. Ideal locations to explore either on foot or by bike - the perfect leisure escape.

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.

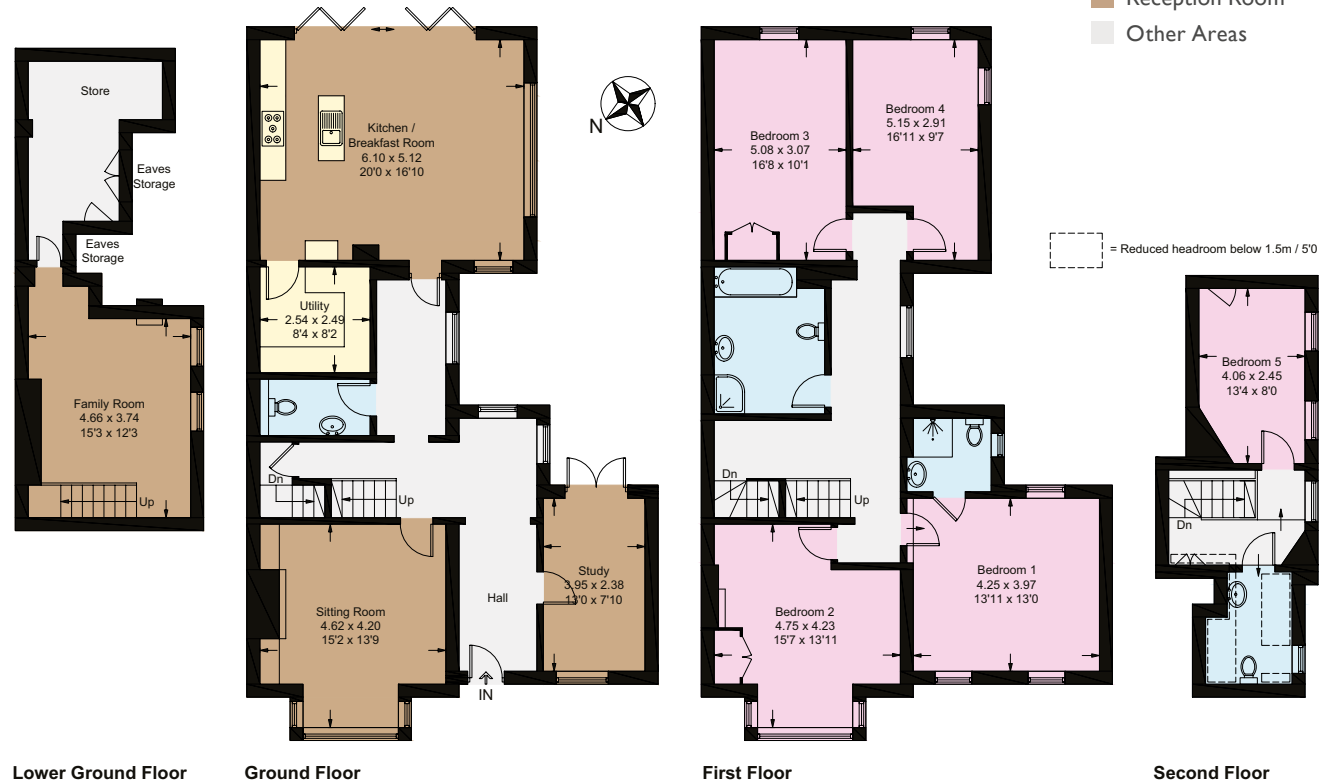




Approximate Gross Internal Floor Area 247.2 sq m / 2661 sq ft

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

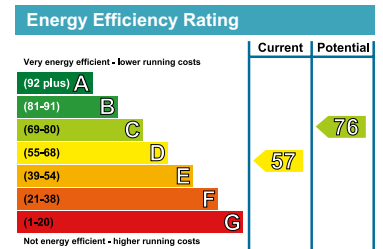


KEY INFORMATION

- A Beautiful Period Property
- Five Bedrooms
- Four Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Attractive Large Garden
- Versatile Basement Area
- Off Street Parking
- Catchment Area for Kings Secondary School
- Sought-After Location
- Boasts over 2500 Sq Ft

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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PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band G

EPC – Rated D

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