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INDEPENDENT PROPERTY SPECIALIST

KINELLAN | 50 ST CROSS ROAD | WINCHESTER

Guide Price £2,600,000

8 4 5



Magnificent and Majestic

Kinellan, Magnificent and Majestic, this stunning eight bedroom Edwardian period property, believed to be built in 1901, renowned for being well designed and constructed using high quality materials and true craftsmanship. Quintessential of its era, with its attractive double fronted façade, brick elevations and incorporating large, ornate sash and bay windows. The sumptuous and extensive accommodation is beautifully presented and arranged over four floors including a versatile basement as well as a spacious converted loft. The house exudes opulence and grandeur, providing a fabulous combination of luxury, contemporary living space whilst retaining an abundance of character and gorgeous period features. This substantial property boasts over 5000 Sq ft, offering well proportioned and well designed room space, located in a prestigious residential area of St Cross, which lies only half a mile away from the centre of the Cathedral City of Winchester.

On entering this awe-inspiring home, you are lovingly welcomed into a bright spacious, grand hallway with double height ceilings to the first-floor landing, beautiful decorative ornate cornicing and ceiling roses with all doors through to the principal reception rooms.

To the front of the property, you will find the appealing sitting room and the library both with over 3m high ceilings and a wealth of original features from the Edwardian era including the generous bay windows that flood the rooms with natural light, hardwood oak flooring and the decorative original period fireplaces.

There are three more impressive reception rooms, a television/family room and a beautiful music room which in turn opens through to the dining area, a stunning glass roofed atrium with the wow factor that floods with natural light which creates a warm and joyful ambience that continues throughout the property. A very spacious open plan kitchen/Breakfast room, perfect for entertaining and modern day living which opens onto the west facing courtyard. The kitchen has been fitted with a range of solid

units with integrated appliances, including a range style stove, double width Belfast sink and woodblock tops.

In addition, there is a useful walk-in utility room and separate W/C. Stairs provide access to the lower ground floor to a versatile basement room, ideal for a games/play room.

The charming original low rise oak staircase leads to the first floor which continues to amaze with a splitlevel landing giving access to the generous principal bedroom with en-suite bathroom, a further two attractive double bedrooms, a large, luxurious family bathroom with a four piece suite including a corner sunken bath and a bidet. There are two further single bedrooms, one benefitting from an en-suite shower room. The principal bedrooms are at the front of the property and both have open box bay windows with full length window shutters.

EXTERNAL

With almost perfect symmetry the front is enclosed by a brick wall with pedestrian access on both sides and could create a wonderful in/out driveway (subject to obtaining the relevant consents). The side access then opens to the side patio garden with flagstone paving, planted borders with an array of flora and fauna and well-established shrubs and a raised lawn. The rear garden has been cleverly designed creating several pretty seating areas, ideal for entertaining and Alfresco dining. There is rear gated access to the driveway parking and garage. The garage has been partly converted and currently used as an Artist studio.

LOCATION

The property lies within the parish of St. Cross. Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world class attractions which includes the magnificent cathedral. The city itself offers a wide and varied selection of unique independent shops



