



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

Kings Crescent, Winchester, SO22

Guide Price £575,000

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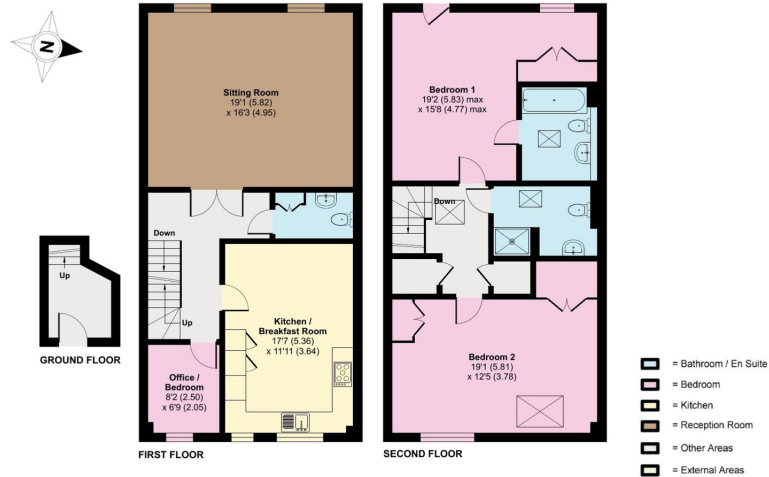


AN ELEGANT THREE BEDROOM PROPERTY OFFERING SOPHISTICATION AND TIMELESS QUALITY IN A PRESTIGIOUS WINCHESTER LOCATION A modern and luxurious three bedroom home situated in an exclusive private development built by Beechcroft. This substantial and desirable property boasts in excess of 1500 Sq ft of attractively presented accommodation arranged elegantly over two floors. The property has been superbly designed to a high specification with opulent style living in mind. Ideal for anyone who desires comfort and luxury with spacious, well designed room space, surrounded by beautiful communal gardens in a tranquil and peaceful setting within the prestigious area of Sleepers Hill. **FIRST FLOOR** This wonderful Duplex property warmly welcomes you into a spacious reception hall which leads on to the ideal home office or third bedroom, with a front aspect outlook ensuring the room floods with natural light. The attractive, modern kitchen/ breakfast room is also positioned to the front of the home creating the perfect space for entertaining and modern day living with ample space for a dining suite, generous base eye level units and integrated appliances whilst the lavish granite work surfaces provide excellent preparation space. The property benefits from the luxury of having underfloor heating on this floor. In addition, there is a conveniently placed WC with wash hand basin. A splendid and generously proportioned sitting room with a rear aspect view overlooking the beautiful palatial gardens and grounds, ideal space for relaxation and rejuvenation whilst enjoying views of the appealing surroundings, this completes the first floor accommodation. **SECOND FLOOR** The second floor hosts the large principal bedroom at the rear aspect which offers an abundance of wardrobe storage and a contemporary and stylish en-suite four piece bathroom. There is a further double bedroom with a wealth of fitted wardrobe storage served by a delightful generously sized shower room. **GARDENS AND PARKING** This superb home is nestled within an exclusive development which enjoys over an acre of stunning communal grounds. There is also a communal vegetable garden and greenhouse for residents' use. The property also benefits from a single garage and visitors parking. There are numerous appealing and enjoyable woodland walks throughout the gardens with a wide variety of mature shrubs, well-stocked borders, trees and manicured lawns as well as well-positioned seating areas.



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Approximate Area = 1532 sq ft / 142.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Toby Gullick Independent Family Estate Agents - REF: 1340177

- An Elegant And Luxurious Duplex Residence
- Two Modern Bathrooms
- An Attractive Kitchen/ Breakfast Room
- Set Within An Acre Of Beautiful Communal Grounds
- Single Garage And Visitors Parking
- Three Bedrooms
- High Specification/ Underfloor Heating
- A Sumptuous And Spacious Sitting Room
- No Forward Chain/ Boasts over 1500 Sq Ft
- Prestigious Location, Close to City Centre And Mainline Station

