



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

Winchester, SO22

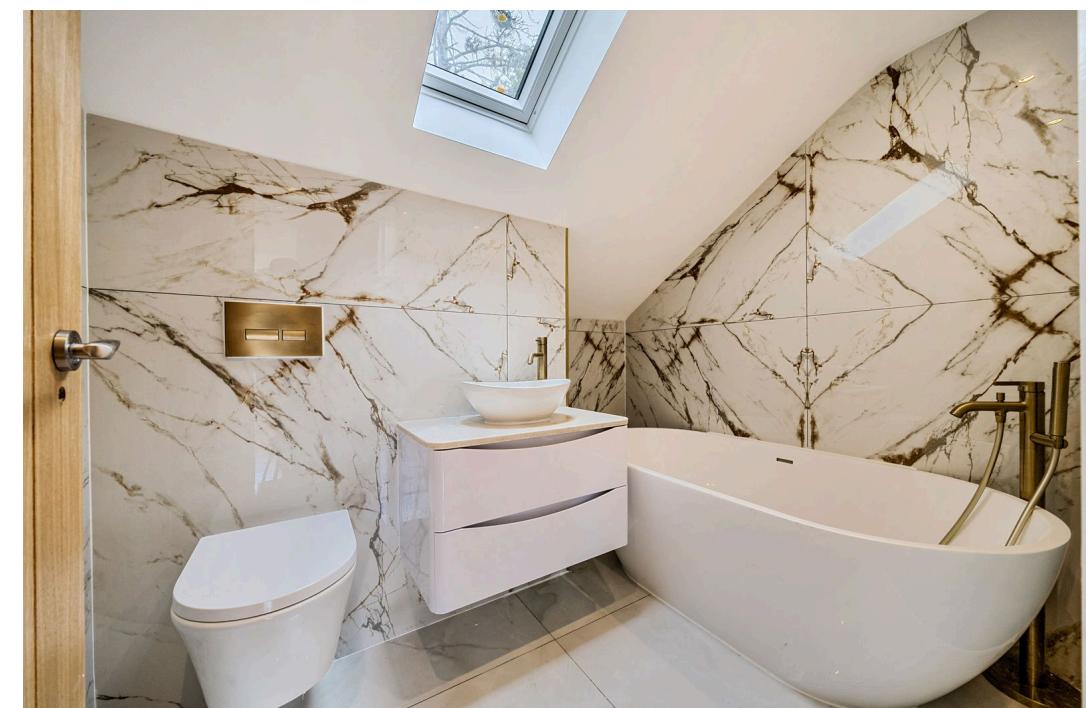
Guide Price £1,050,000

 4  3  2



## A RARE FIND - AN EXCLUSIVE BRAND NEW STUNNING FOUR BEDROOM SEMI- DETACHED HOME IN A PRIVATE TWO-HOME DEVELOPMENT

Set within a unique , boutique development of just two properties situated in a desirable area within a short walk from the historic heart of Winchester and mainline train station. This beautifully crafted brand new four bedroom semi-detached home offers the perfect balance of modern design and opulent style living. Tucked away from the bustle, yet close to local amenities and transport links, this property offers all the advantages of a peaceful setting without compromise on convenience. With only one other home in the development, this is a truly exclusive opportunity not to be missed. The property boasts 1996 sq. ft of stunning accommodation with clean architectural lines, high-spec finishes, and an inviting sense of space throughout. Upon entering, you will discover a bright, contemporary interior, where an abundance of glazing and a carefully considered layout create a light and airy atmosphere. The awe-inspiring open-plan kitchen, dining, and living area forms the heart of the home—perfect for both everyday living and effortless entertaining. Sleek cabinetry, a lavish island, integrated appliances, and soft-touch finishes give the kitchen a refined edge, while a separate utility room offers added convenience and clutter free living. This fabulous property also features a wonderful garden room, bathed in natural light, ideal as a home office , studio, gym or relaxation space, offering year round versatility. The first floor offers three generous stylish bedrooms, bedroom two benefiting from a beautifully finished en-suite shower room. A beautiful family bathroom, featuring elegant tiling and quality fittings, serves the remaining bedrooms. The second floor continues to please with a splendid and spacious principal suite offering an enviable dressing area and an ensuite shower room. **Energy efficient, low maintenance, and ready to move into, this desirable home also benefits from private parking, underfloor heating and air conditioning throughout the property and excellent access to outstanding schools, and the cultural buzz of Winchester's city centre.** The side and rear garden offers a private, enclosed setting , mainly laid to lawn. There is also a single garage to the side of the property with an electric car charging point.



Approximate Gross Internal Area = 165.3 sq m / 1779 sq ft  
 Garage = 20.2 sq m / 217 sq ft  
 Total = 185.5 sq m / 1996 sq ft



- An Exceptional And Exclusive Brand New Semi- Detached Property
- Four Double Bedrooms
- Stylish Open Plan Kitchen/ Dining Living Area
- An Attractive And Versatile Garden Room
- Underfloor Heating / Air Conditioning
- Attractive Garden/ Off Road Parking/ Garage
- Spacious Light Filled Rooms/ • Sought After Location Boasts 1996 Sq Ft
- 10 Year New Build Warranty
- Close To Town And Mainline Station

### Energy Efficiency Rating

