



ST CROSS ROAD, WINCHESTER

Hampshire





---

# ST CROSS, WINCHESTER

A late 19 century, period townhouse located in St Cross, close to Winchester City Centre, offering accommodation over three floors and a 1 bedroom garden studio.



5



4



3

EPC

D

Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide price: £





The property has been renovated and modernised over the years, retaining many original features and offering a delightful family home. As you enter, you are welcomed into an entrance hall, which has access to a large sitting room featuring a bay window, fireplace and folding doors into the dining room. A spacious, country style, triple aspect kitchen with centre island and French doors out to the garden terrace. The property ground floor also benefits from a downstairs cloakroom.

Stairs lead to the property's first floor, which features a spacious principal bedroom, with built-in wardrobes and a balcony, a further double bedroom and two family bathrooms. The stairs carry on to the property's second floor, which benefits from a further two double bedrooms with built-in wardrobes and an additional family bathroom.

The property features a modern studio located at the end of the garden with an excellent space to enjoy the private garden with bi-folding doors, a shower room and an additional guest double bedroom. The studio backs onto the property's garage. The property has a gated front garden with mature trees bordering on to St Cross Road, a patioed rear garden with outside entertaining space, and beautiful tree surrounds. The rear garden backs onto Edgar Road, where you can access the garage and back gate.













Approximate Gross Internal Area = 2626 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. (ID767266)



We would be delighted  
to tell you more.

**Ed Hunt**

+44 1962 677 236

edward.hunt@knightfrank.com

**Lottie Lambert**

+44

196

267

7246

lottie.lambert@knightfrank.com

**Knight Frank Winchester**

14-15 Jewry Street, Winchester

SO20 8RZ

**knightfrank.co.uk**

**Your partners in property**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.