



**True North House, 88B St Cross Road, Winchester, SO23 9PX**  
Guide Price £1,250,000 Freehold





# True North House, St Cross, Winchester SO23 9PX

5 Bedrooms, 2 Bathrooms

**Guide Price £1,250,000**

- Contemporary 20th century family home in the heart of St Cross
- 23' Kitchen/dining//family room with French windows to garden
- Sitting room with feature fire and fitted shelves and cupboards
- Large ground floor snug/study
- Principal bedroom with ensuite shower room
- Four further bedrooms, utility room and two cloakrooms
- Sumptuously refitted bathroom and ensuite shower room
- Far reaching views to St Catherine's Hill
- Garage, parking and landscaped westerly facing rear garden
- Kings School Catchment and St Faiths School preference area
- Council Tax Band G, EPC Band C







### **TRUE NORTH HOUSE, ST CROSS ROAD, WINCHESTER, HAMPSHIRE, SO23 9PX**

A contemporary and beautifully presented late 20th century Georgian style family home set in the heart of St Cross, with secluded westerly facing rear garden and with the benefit of a garage and ample additional parking.

True North House is approached by a brick paved driveway leading to the property itself which is an attractive red brick house off set beautifully by light stone architraving, leading to the front door and garaging attractively painted in a soft navy blue. The front door opens into a bright and welcoming hallway, where the front door has panels of glass to either side, flooding the hall with light. This leads to an internal door to the garage, and through to the snug/study with cloakroom and 5th bedroom. Whilst useful it is current layout, these rooms are versatile and could be ideal for a family annexe, teenage den or home office, if required.

A wide staircase leads to the spacious first floor landing where there is a further cloakroom, and door leading through to the kitchen/dining/family room of over 23'. This is clearly the hub of the home and features a range of hand painted kitchen cabinetry with under pelmet lighting, a Rangemaster cooker and ample room for a large family dining table. There are French windows leading to the garden terrace, and a door leading into the utility room, where there is also further storage.







**SITTING ROOM:** The sitting room is a tranquil room, beautifully bright with two large windows overlooking the front of the property. It is painted in soft cream and features a gas effect fire inset within a limestone fireplace, with shelving and cupboards built in to either side of the chimney breast.

**SNUG/STUDY:** The Snug/Study is a wonderfully versatile room. It leads from the hallway, has a cloakroom, and leads into Bedroom 5. This therefore has a myriad of uses from teenage den to home working space away from the rest of the reception rooms upstairs.







**PRINCIPAL BEDROOM:** The Principal Bedroom is beautifully bright courtesy of large windows to the front of the property offering enviable far reaching views to St Catherine's Hill. This has been beautifully fitted with a range of wardrobes and leads into a contemporary ensuite shower room, recently refitted by the current owners.





**BEDROOMS:** There are three further bedrooms on this floor, in addition to a double bedroom on the ground floor. The landing also has a large loft hatch to storage above.

**FAMILY BATHROOM:** The beautifully designed family bathroom features a freestanding cast iron roll top bath, and walk in shower cubicle, each of which benefits from illuminated inset shelving.







## TRUE NORTH HOUSE - THE PROPERTY

The origins of the name True North House for this property isn't known, especially as it faces to the east at the front and to the west at the rear. It is understood to have been built in the late 1990s and, whilst being modern and contemporary, it was created with rooms of classical proportions and high ceilings. The current owners have owned their home for the past four years and have seen their role as being custodians of the property for future generations, updating the kitchen, replacing the bathrooms, and landscaping the garden.

## THE GARDEN

The westerly facing garden is a particular joy of this property and has been recently relandscaped by the current owners.

Four wide steps lead down from the French Windows in the kitchen to a deep terrace paved with ceramic non-slip tiles, creating a wonderful space for enjoying the sunshine and alfresco dining. From here a lawn leads through to a further raised terrace under a charming pergola, creating a shaded area, with power sockets installed for lighting and outside cooking areas. The garden is fully enclosed by fencing, trellising and with a charming low brick wall to the left hand side, with raised flower beds and borders. There is also gated side access from the front driveway, where there is an electric car charging point.





Approximate Gross Internal Area = 216.5 sq m / 2330 sq ft  
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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