



**1 Nightingale Park, Winchester, SO22 4GZ**  
£1,100,000 Freehold



# Nightingale Park

4 Bedrooms, 3 Bathrooms

£1,100,000

- Contemporary detached house close to Winchester City centre
- Imaginatively designed split level living/kitchen/dining room with wall of glass
- Beautifully fitted kitchen area, with breakfast bar
- Study/snug with tall wall of windows
- Principal bedroom with ensuite bathroom
- Guest Bedroom with Ensuite Shower Room
- Galleried Landing
- Cloakroom and utility room
- Underfloor heating downstairs
- Secluded garden with southerly and westerly aspects
- Secluded car port parking with electric car charging point, powered by solar panels
- Close to station, RHCH, and town centre











**1 NIGHTINGALE PARK, QUEENS ROAD, WINCHESTER, HAMPSHIRE SO22 4GZ**  
**£1,100,000 Freehold**

Contemporary detached family home built in 2013 by Drew Smith.

The moment you enter this property, your eye is drawn through a welcoming entrance hall, with full height window to the terrace, to the imaginatively designed split level kitchen/dining room, with steps to the living area which is flooded with light courtesy of wall of glass and doors to the garden. There is also a study/snug, with full height windows, cloakroom with airing cupboard, and utility room with door to carport.

Upstairs, there is a galleried landing, again flooded with light from long window on the stairs. The principal bedroom has a generously sized ensuite bathroom with separate shower cubicle. There is a guest bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

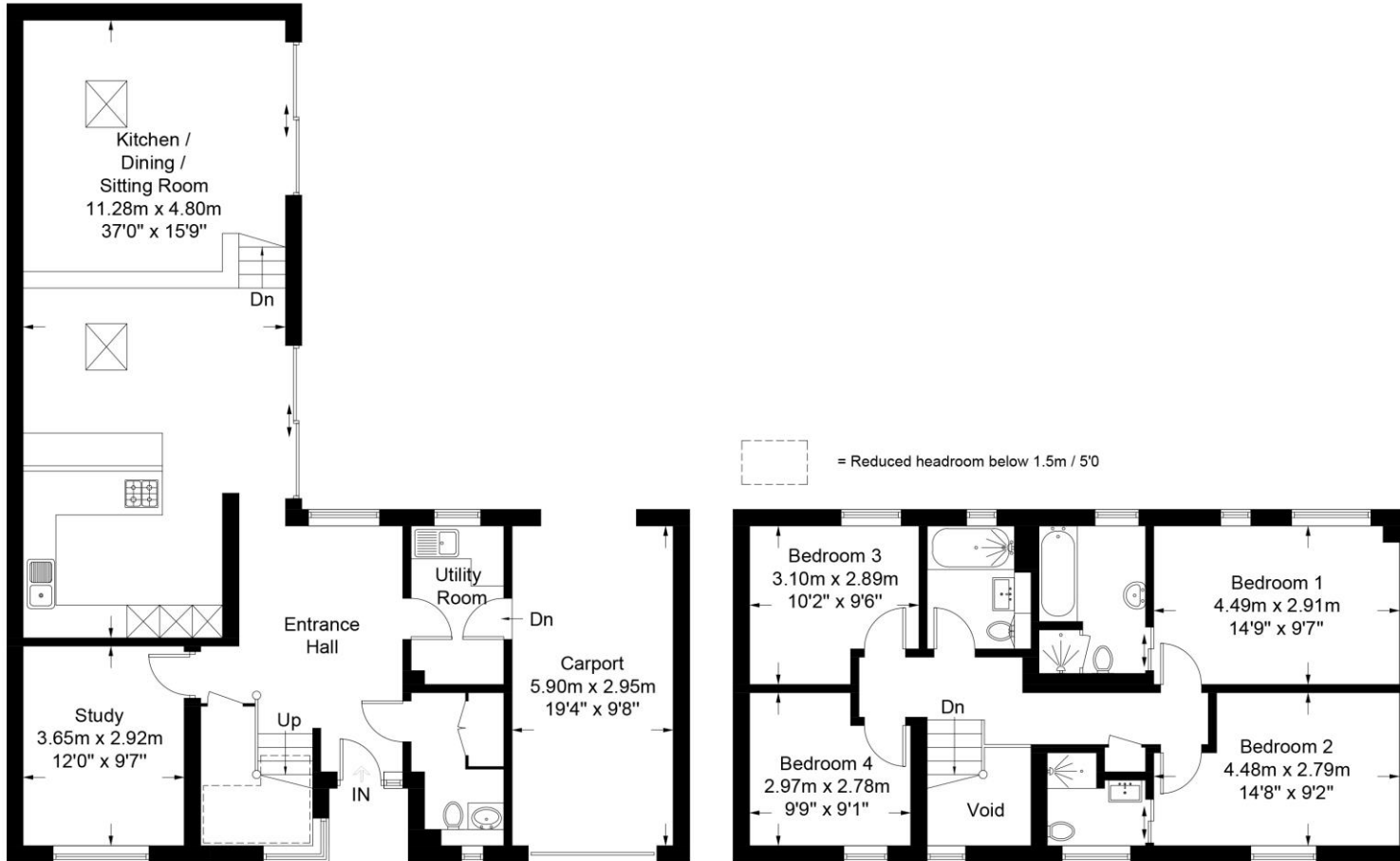
Outside, the garden takes advantage of both southerly and westerly aspects. The car port has electric roll door, and electric car charging point, powered by solar panels. There are useful garden/bike stores.

*Please note, there is a service charge for the development of £631.52pa (payable half yearly)*





Approximate Gross Internal Area = 178.1 sq m / 1917 sq ft  
(Including Carport / Excluding Void )



**GROUND FLOOR**

**FIRST FLOOR**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID866993)

## MAC NKS

4 Romsey Road • • Winchester • SO23 8TP  
T: 01962 843346 • E: winchester@martinco.com

# 01962 843346

<http://www.martinco.com>



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