



11 Hyde Church Path, Winchester, SO23 7DN
Offers Over £700,000 Freehold



Hyde Church Path, Winchester

3 Bedrooms, 2 Bathrooms

Offers Over £700,000

- Attractive terraced home in peaceful location overlooking St Bartholomew's Church
- Beautifully fitted shaker style kitchen/breakfast room
- Sun room/dining area with doors to garden
- Study/utility area overlooking front garden
- Sitting room with feature fire and charming views
- Principal bedroom with ensuite shower room
- Two further double bedrooms and family bathroom
- Cloakroom
- Charming westerly facing courtyard garden with large store
- Allocated parking for two cars
- Walking distance to High Street, railway station and River Park
- Council Tax Band E, EPC Band D





11 HYDE CHURCH PATH, WINCHESTER, SO23 7DN

Beautifully located in the heart of Hyde and overlooking the historic St Bartholmew's Church, is this super townhouse, which is infused with light from large windows to front and rear, and a charming outlook to the front.

A pedestrian path leads to the front gate and into a welcoming hallway with a useful cloakroom. To the right, is a study/snug with large window to the front garden, and currently also has a utility area, (but the washing machine can easily be moved into the kitchen where there is already a space if required). The kitchen/breakfast room has been beautifully fitted with bespoke shaker style cabinetry and has space for a large range cooker which is currently inset into a large deep alcove with inset lights and extractor fan above under a charming mantle shelf. From here, there is an opening into the sun room/dining area which has a wonderful glass lantern ceiling and doors out to the courtyard garden.

The sitting room is on the first floor, and boasts a deep window sill overlooking the church, and a feature fire place fitted with gas effect fire.





BEDROOMS AND BATHROOMS: Across the landing from the sitting room, there is an ensuite bedroom, which has a fitted double wardrobe cupboard and a spacious ensuite shower room. On the second floor, there are two further double bedrooms, one with a glorious view of the church, and the other overlooks the garden, and a modern family bathroom.





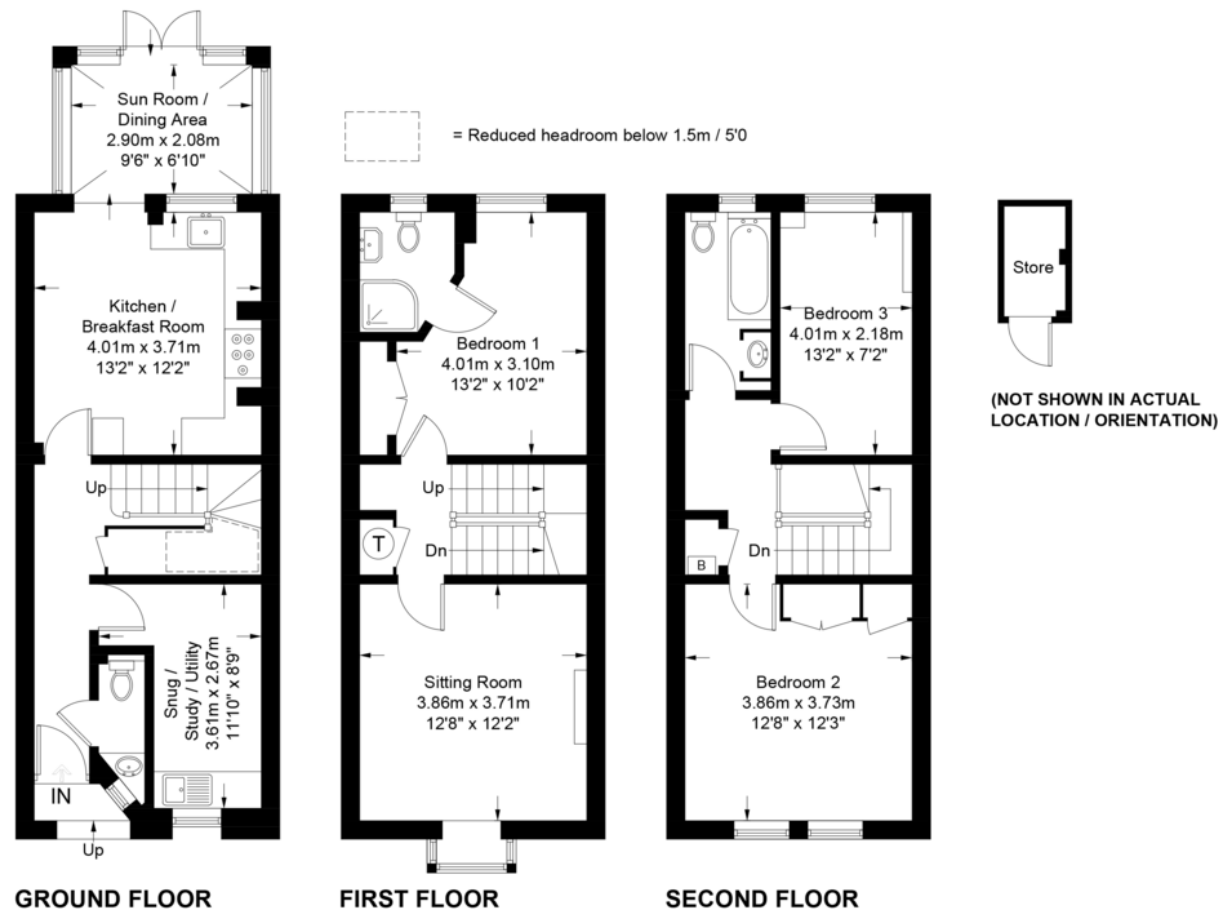
GARDENS: Outside, the front garden is set back from Hyde Church Path by attractive wrought iron railings and pedestrian gate, leading to the front garden and up to the front door. The westerly facing rear garden is a charming low maintenance courtyard, filled with shrubs and planting, surrounded by a wooden fence leading to the garden store and the parking area where this property benefits from two allocated spaces.

There is an annual service charge of £500pa (paid up to Spring 2025) towards the upkeep and gardening in the parking area, and towards the cost of the outside painting of the properties in the terrace.



LOCATION AND HYDE: The property is located on a quiet pathway alongside St Bartholomew's Church just off King Alfred Place, with rear access also available via the private parking area on Egbert Road. It is strolling distance to River Park and is set within St Bedes and Westgate School Catchments. The station and High Street are also just a short walk away, so the property is perfectly located for those working from home or commuting, and for those wishing to live in one of Winchester's most loved areas.

Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft
 Store = 1.8 sq m / 19 sq ft
 Total = 117.3 sq m / 1262 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1058994)

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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