



28 Hyldeborne Road, Winchester, SO22 6GX
Guide Price £1,295,000 Freehold



**28 Hyldeborne Road,
Winchester, SO22 6GX**
5 Bedrooms, 4 Bathroom
Guide Price £1,295,000

- A substantial detached family home within walking distance of the city centre
- 33' living/kitchen/dining room with doors to garden and galleried study above
- Four reception rooms (including study)
- Principal bedroom with balcony, dressing room and ensuite shower room
- Four further double bedrooms, two with ensuite shower rooms and family bathroom
- Galleried study overlooking kitchen below
- Enclosed rear garden with terrace and lawn
- Double garage and off street parking
- In catchment for Barton Academy, Henry Beaufort and Peter Symonds 6th form college
- EPC band B; Council Tax Band G



28 HYLDEBORNE ROAD, WINCHESTER, SO22 6GX

A substantial detached family home built three years ago by Cala Homes, offering contemporary living within a traditional styling, within walking distance of the town centre. It is one of the Alfred designs of properties built by Cala Homes in Winterbourne Meadows in 2021, and was one of their largest designs of properties within the Kings Barton Development.

The property is located close to the city centre and railway station, but also within walking distance of Stoney Lane, where there are local shops including a Waitrose, Boots chemist, Costa Coffee, but also Co-op and Aldi, Friarsgate GP surgery, and various takeaways and restaurants. The property is within catchment for, and easy walking distance of Barton Farm Academy, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College.

All mains services provided. Service charge for 2024: £199.68pa (paid half yearly at £99.34). There is also the benefit of the remainder of the 10-year builders warranty on the property.

THE PROPERTY:

This home is filled with natural light that permeates through the hallway and landings. A wide and welcoming hallway leads to all downstairs rooms.

The heart of this home is undeniably the spacious living, kitchen, and dining area, which stretches over 30 feet in length. The kitchen area boasts modern and sleek cabinetry, with pelmet lighting and downlights, while a breakfast bar separates it from the dining area and family room. From here, double doors lead out to the garden, but equally another fun and exciting aspect of this room is the study area above on the first floor which looks down into the kitchen courtesy of a galleried landing above.





SITTING ROOM: The spacious sitting room is ideal to relax in, with large window to the front, and has an external chimney should anyone wish to install a fireplace.



DINING ROOM/GYM/GAMES ROOM: There is a further reception room, ideal as a separate dining room if required or a games room.



PRINCIPAL BEDROOM: The principal bedroom is on the second floor and has doors leading onto a large southerly facing balcony overlooking the garden, and comprises a large double bedroom, dressing room filled with fitted wardrobes, and leading into a spacious ensuite shower room.





BEDROOM TWO: shares the second floor with the principal bedroom and is fitted with a range of wardrobes and also has an ensuite shower room.



FIRST FLOOR: The first floor features a spacious sofa area and a balcony overlooking the front of the property. In addition to the galleried study, there are three double bedrooms on the first floor, one of which has an ensuite shower room, and a large family bathroom.

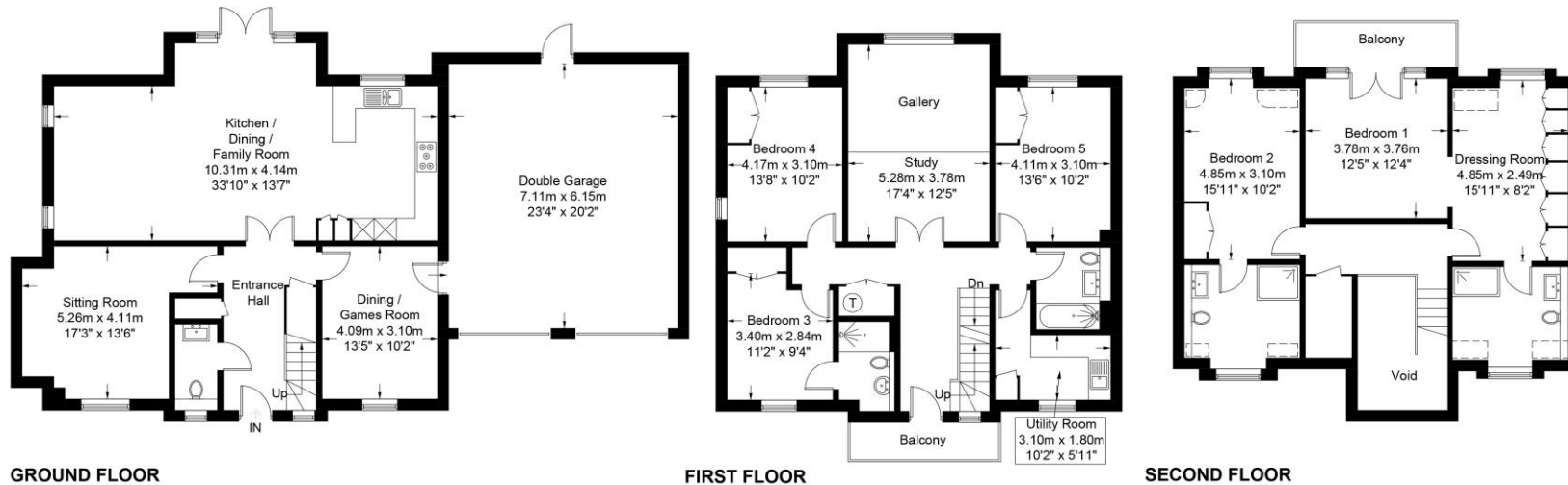
Additionally, the laundry room is cleverly located and designed on this floor, making it a convenient feature of the property.





THE GARDENS AND GARAGE: Outside, the house is located on a quiet side road, with double garage and parking. There is a pretty front garden, with a developing hawthorn hedge, lawned area, and some flowering borders, overlooked by an attractive balcony from the first floor landing. The rear garden has a terrace leading onto a large area of lawn, enclosed by fencing.

Approximate Gross Internal Area = 305.3 sq m / 3286 sq ft
(Including Garage/ Gallery / Excluding Void)



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