



**6 Egbert Road, Winchester, SO23 7ED**  
Guide Price £675,000 Freehold



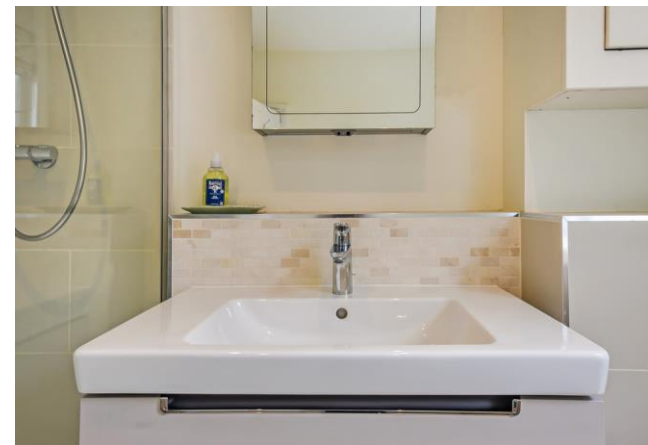


## 6 Egbert Road, Hyde

2 Bedrooms, 1 Bathroom

**Guide Price £675,000**

- Immaculately presented and modernised period two bedroom home
- Open plan sitting/dining room, large bay window and with open fireplace.
- Contemporary Shaker-style kitchen with doors to garden
- Attractive principal bedroom with feature cast iron fireplace
- Further double bedroom
- Recently re-fitted contemporary bathroom
- Set in one of Hyde's most popular roads
- Secluded cottage garden with terrace and lawn
- In catchment for St Bedes C of E Primary School and The Westgate School
- Close to River Park, High Street, Railway Station and wonderful walks





## 6 EGBERT ROAD WINCHESTER, SO23 7ED

An immaculate two bedroomed terraced house set in one of Hyde's most sought-after roads, close to all amenities and within excellent school catchments.

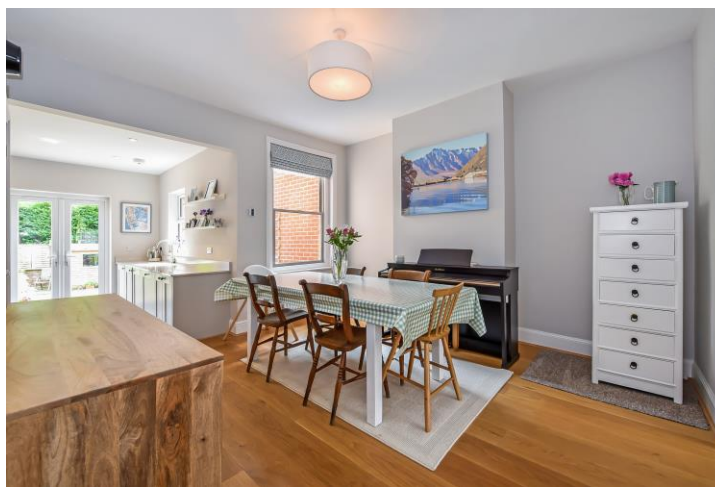
It is only strolling distance to River Park and is set within St Bede's C of E Primary School and The Westgate School catchments areas. The station and High Street are also just a short walk away, so the property is perfectly located for those working from home or commuting, and for those wishing to live in one of Winchester's most loved areas.

We understand that this house was originally built around the turn of the century and was the home of the local greengrocer.

In recent years, it has undergone a programme of modernisation and improvements, within which the eye for detail is exquisite – from the flooring to the new kitchen and bathroom; the light painted walls throughout adding a sense of contemporary living whilst nods to the past with the installation of vintage style radiators.

A bright entrance hall leads through to the sitting room/dining room, which has been opened up into one large space, whilst keeping the integrity of the original two rooms courtesy of a wide opening in which doors could be installed should this be required. The sitting room area has a chimney breast with the ability for the installation of a woodburning stove; and within the dining area, there is a useful understairs cupboard which has plumbing for a cloakroom should anyone wish to install one in the future. There is engineered oak flooring running seamlessly through the hallway, sitting room and dining area, adding to the feeling of space and light for which this property has a clear ethos.

From the dining area, a step leads down into the beautifully fitted kitchen, with underfloor heating and fitted with a wealth of shaker style cabinetry in contrasting colours of navy blue and soft grey sitting under a quartz work surface, with inbuilt induction hob and raised ovens. Light streams through the kitchen and radiates throughout the ground floor courtesy of the large bay window to the front of the house and double doors from the kitchen to the garden.







**UPSTAIRS:** From the hallway, stairs lead up to the first floor landing. Our clients have reconfigured the landing area to cleverly create a useful study area, which is also the ideal space for a staircase should anyone wish to consider a loft conversion in the future.

**BEDROOMS:** The principal bedroom has windows to the front of the property, and has an attractive cast iron fireplace, with alcoves to either side. The second bedroom is a pretty room with window overlooking the garden.

**BATHROOM:** The bathroom has been beautifully designed and benefits from underfloor heating. There is a large walk in shower cubicle with rainfall shower, separate bath, and basin inset into a vanity unit offering storage. The boiler is only four years old and is fitted within a cupboard built in over the wc.







**THE GARDEN:** The current owners are particularly proud of the garden which has been professionally landscaped to create a delightful relaxation and entertaining space it has become. French doors open onto a spacious sandstone terrace; leading onto the lawn and through to a further paved area with large garden shed; bordered on each side by flowering borders filled with cottage flowers, shrubs and climbing jasmine.

**THE PROPERTY:** Freehold property, all mains services connected. EPC Band D, Council Tax Band D.





Approximate Gross Internal Area = 83.2 sq m / 895 sq ft  
Shed = 4.1 sq m / 44 sq ft  
Total = 87.3 sq m / 939 sq ft



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