



34 Manningford Close, Winchester, SO23 7EU
Offers Over £1,000,000 Freehold



34 Manningford Close, Winchester

4 Bedrooms, 2 Bathrooms

Offers Over £1,000,000

- Contemporary detached house close to Winchester City centre
- Contemporary Kitchen/breakfast room with doors to garden
- Beautifully extended sitting room/dining room with woodburner and doors to garden
- Study
- Principal bedroom with ensuite shower room
- Three further bedrooms, two with fitted wardrobes
- Recently refitted family bathroom with walk in shower cubicle
- Cloakroom and Utility Room
- Wonderful gardens with overall plot of approx. 0.2 acres
- Within catchment for St Bedes C of E Primary School, and The Westgate Schools
- Council Tax Band F, EPC Band C



**34 MANNINGFORD ROAD,
Winchester, SO23 7EU**

Beautifully extended detached family home, set towards the end of a quiet cul de sac, in one of Winchester's most sought after roads, set in an overall plot of 0.2 acre.

This property sits within a popular and much sought after residential district of Winchester within an almost flat walk to both the station and the City centre. Within the city centre, Winchester enjoys many shops and boutiques, fine dining with some top restaurants including The Ivy, Brasserie Blanc, and Rick Stein's restaurant, along with a two screen Everyman Cinema and the Theatre Royal. This property benefits from being within school catchments of both St Bedes C of E Primary School, and The Westgate School, and Peter Symonds 6th Form College is also within walking distance.

The property is understood to be of traditional build from late 1960s/early 1970s, and whilst we are not surveyors, we understand that it would have been built from traditional materials of brick and block, with cavity wall insulation. The sitting room extension was added in 2008 and believed to have been brick built with cavity wall insulation. New double glazed windows were fitted in 2017/8, and the woodburner was installed in 2021.

A well manicured front garden and generous driveway leads to the pathway to the front door, bordered to one side by contemporary gravelling. The welcoming entrance hallway leads to all downstairs rooms, and has stairs leading to the first floor.

There is a beautifully fitted contemporary white gloss kitchen, designed by John Lewis, with a wealth of cupboards and deep drawers, and integrated appliances include a fitted hob, fridge/freezer, two raised ovens and a microwave; and features a large centre island with deep overhang ideal for bar stools and informal dining.

It is flooded with light courtesy of doors and windows on three sides, including large window to the front of the property, sliding doors to the rear terrace, and a door leading to a side passageway and to the garage.





From the kitchen, glazed double doors lead through to the sitting room / dining room.

This is a superb room which has been beautifully extended to offer a spacious dining area leading to the sitting room, which has walls of windows and doors to the gardens, and a woodburning stove, under a vaulted ceiling fitted with Velux windows.



The wooden flooring follows through from the sitting / dining room to the hallway.

From here, a door leads through to the study, cloakroom and utility room, which in turn has a useful door to the garden.





Upstairs the first floor landing has a large picture window adding to the natural light which is an essence throughout this property. The principal bedroom suite features a modern bathroom, beautifully fitted with a large walk in shower, wc and basin with inset storage, and a generously sized bedroom which overlooks the garden, and has access to the loft space.

Bedrooms two and three are each double bedrooms with fitted wardrobes, and Bedroom four is a large single bedroom overlooking the garden.



On the landing, there is also a built in linen cupboard and access to further loft space. The family bathroom has been recently refitted and comprises a large walk in shower cubicle, wc, and basin inset into vanity unit storage.



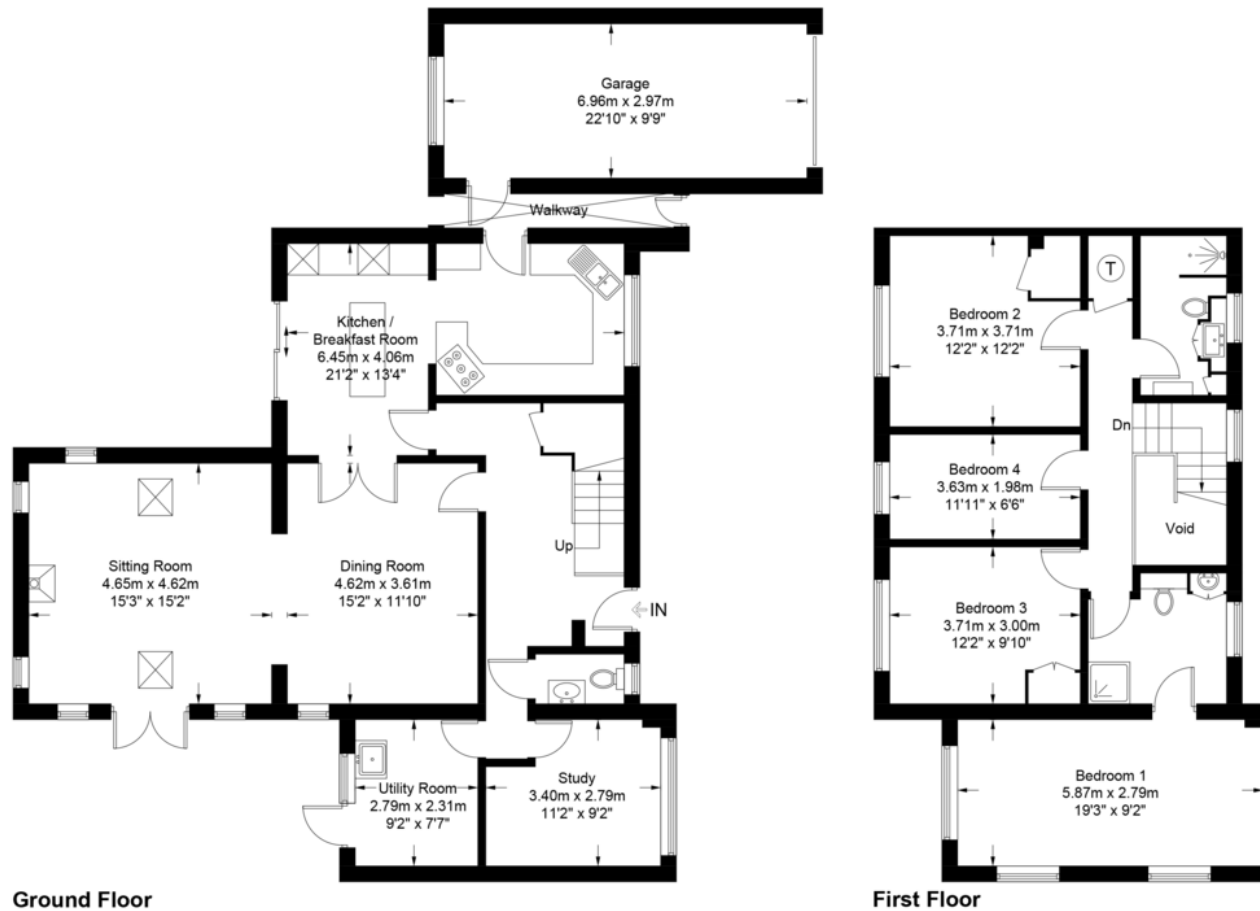


GARDENS: The secluded rear garden is a particular joy, being predominately southerly facing, and has a deep lawn featuring a raised and fenced pond, and two large terraces ideal for outdoor dining and entertaining. There is also a greenhouse and side access to the front of the property, where there is also a detached garage with side pedestrian access, power and light and an up and over door to the front driveway.





Approximate Gross Internal Area = 199.7 sq m / 2149 sq ft
(Including Garage / Walkway)



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