



17 Egbert Road, Winchester, SO23 7EB
Guide Price £775,000 Freehold



**17 Egbert Road, Hyde,
Winchester, SO23 7EB**

3 Bedrooms, 1 Bathroom

Guide Price £775,000

- Beautifully presented Victorian home in heart of Hyde
- Recently refitted kitchen/breakfast room with integrated appliances
- Open plan sitting room / dining room with feature fireplace
- Principal bedroom with deep bay window and fitted wardrobes
- Two further bedrooms and contemporary family bathroom
- Planning permission for side and rear extensions
- Westerly facing rear garden
- In catchment for St Bede's CofE Primary School and The Westgate School
- Walking Distance of Winchester's High Street and Railway Station
- Council Tax Band E, EPC Band D



17 EGBERT ROAD, HYDE, SO23 7EB

Exquisitely modernised and extended family home in one of Hyde's most sought after roads, set within an easy walk to River Park, St Bedes Primary School and the High Street.

This property 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.

A tiled front path leads to the covered porch, and into the hallway. The sitting room has a feature fireplace fitted with cupboards and shelving to either side of the chimney breast, and there are attractive plantation blinds fitted to the bay window. This is open plan with the dining area which has a useful understairs cupboard, and leads to the kitchen.

The kitchen/breakfast room has been recently updated and overlooks the garden. There is a range of modern wall and base units, curving around with a useful breakfast bar, and an understairs storage cupboard. There is a range of fitted appliances which include electric ovens, gas hob, fridge/freezer and dishwasher, and there is a side door to the garden.





BEDROOMS & BATHROOM:

On the first floor, the principal bedroom is beautifully bright and takes advantage of the morning sun which streams through the large bay window.

It benefits from double wardrobe cupboards built into the alcoves to either side of the chimney breast, and the bay window has been fitted with plantation blinds.



There is a further double bedroom, and an exquisite family bathroom featuring a freestanding contemporary roll top bath, large walk-in shower and twin basins set into a vanity unit, and a useful linen cupboard housing the washing machine. Bedroom three is on the second floor within a loft conversion, from where there is access to eaves storage cupboards.





GARDEN: The rear garden is westerly facing, and takes advantage of the afternoon and evening sun.

There is a paved terrace adjacent to the house, leading to the lawn, which has flowering and mature shrubs in the borders to either side and a glorious ancient apple tree.

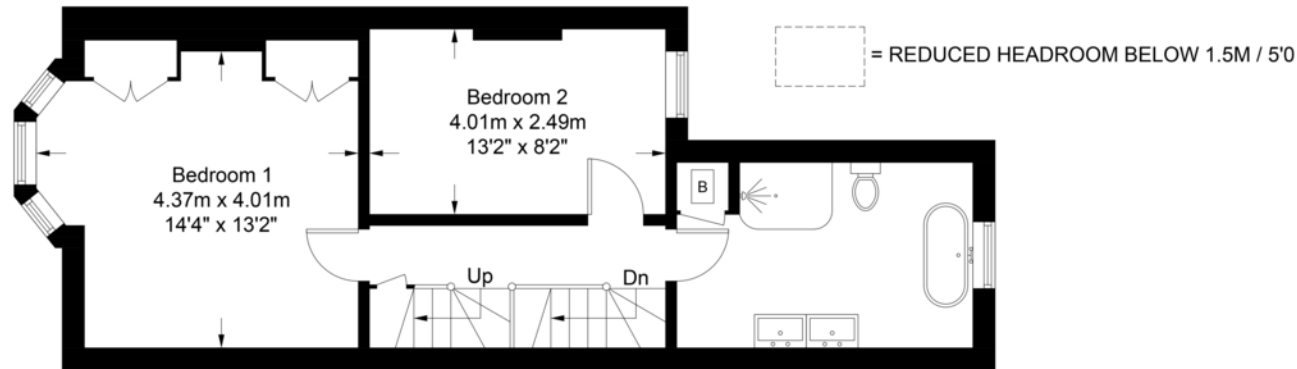
Towards the rear of the garden, there are steps up to a deep raised decking area, ideal for sun loungers, and a garden shed.

THE PROPERTY: 17 Egbert Road is a period end of terraced house. There has been a loft conversion added in previous years, and there is existing planning permission in place (until June 2025) for a side and rear extension (22/00829/HOU).

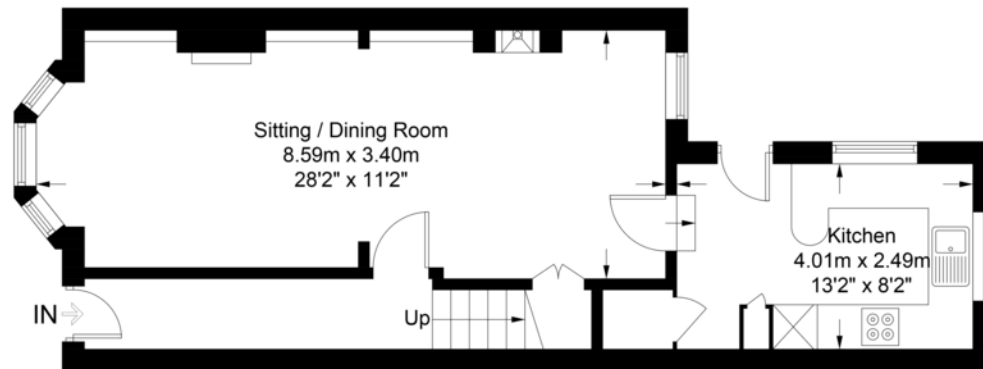
The property is freehold and has all mains services connected. Council Tax Band E, EPC Band D



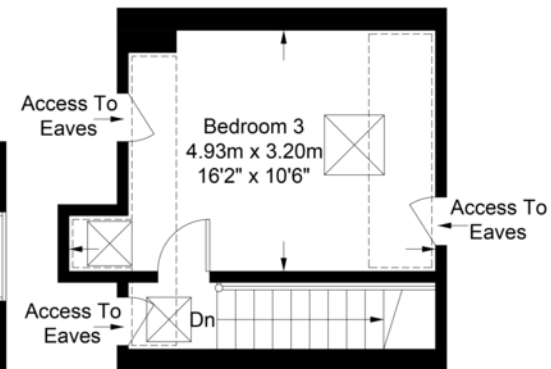
Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1095514)

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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