



5 Lea View, Winchester, SO23 7FU
Offers In Excess Of £760,000 Freehold



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4 Bedrooms, 2 Bathrooms (plus studio)

Offers In Excess Of £760,000

- Beautifully extended end of terrace family home
- Wonderful open plan living/kitchen/dining room with bifold doors to the garden
- Study/snug with door to garden and to car port
- Cloakroom with utility area
- Principal Bedroom with fitted wardrobes and Ensuite Shower Room
- Three further bedrooms with family bathroom
- Secluded westerly facing rear garden
- Fabulous external studio/games room (currently used as guest accommodation)
- Council Tax Band E, EPC Band C
- Service Charge £292pa (payable £146 per 6 months)
- In catchment for St Bedes CofE Primary School, The Westgate School, and Peter Symonds 6th Form College



**5 LEA VIEW,
WINCHESTER, SO23 7FU**

Beautifully presented and imaginatively extended contemporary family home, with the added benefit of a fabulous self-contained studio/home office.

A soft green front door offers a welcoming entrance hallway, where the cloakroom benefits from a useful utility cupboard currently housing a washing machine and tumble dryer. The rear of the house has been beautifully extended in recent years to add further space to this already well designed property, which is flooded with light courtesy of a wall of bi-fold doors opening to the garden.

OPEN PLAN LIVING AT ITS BEST: The kitchen area is fitted with a range of fitted cabinetry, set in front of attractive soft blue brick style wall tiling, beautifully illuminated by under pelmet lighting. A centre island has a useful breakfast bar with spaces for bar stools, ideal for sharing breakfast or coffee with friends and family. Imaginatively designed pull out storage has been fitted into the understairs area, creating further pantry and store areas. The kitchen area flows around into the dining area, with ample room for a dining table and additional sofas if required, and in turn leads into the spacious sitting room.

To the side of the kitchen area, there is a useful study/playroom, also with a door to the garden, but also leads through to the carport.





AND SO TO BED: Upstairs, a spacious landing leads to all bedrooms and the bathroom.

The principal bedroom has a range of fitted cupboards and a modern ensuite shower room.

There are three further bedrooms, and a contemporary family bathroom.





GARDEN STUDIO/HOME OFFICE: From the garden, metal stairs lead up to a wonderfully useful studio/games room with WC and kitchen area. The current owners have imaginatively used this area as guest accommodation when required by friends and family. Whether you need accommodation for guests or a dedicated area for work or creativity, this studio room is an excellent addition that enhances the overall appeal of the home.





GARDEN AND PARKING: Outside, to the front of the property there is a spacious lockable carport, featuring power and light. This versatile space is ideal for parking your car securely or for additional storage needs. To the rear, there is a secluded westerly facing garden, perfect for outdoor gatherings or a peaceful retreat, featuring a paved terrace, lawned area, a large wooden shed, and a rear access gate.

PROPERTY INFORMATION:

TENURE – Freehold. EPC Band C; Council Band E.

COMMUNAL AREAS: Communal areas are run by RMG Residential Management Group.

SERVICE CHARGE: £292pa, payable in two halves at £146 each six months.

PARKING: Parking is available in the lockable car port, and with several visitors bays within the development

BROADBAND: (information via Ofcom) Superfast Broadband is available: Download 71mbps; Upload 18mbps

AGE OF PROPERTY: The property is understood to have been built around 2013 by Messrs Redrow Homes.

PLANNING PERMISSION: Permission for ground floor extension granted in Yr2020 WCC ref: 20/01219/HOU

SERVICES: All mains services connected. Heating: Gas central heating (new boiler installed yr2025).

SCHOOLS: The property is in catchment for St Bedes CofE Primary School and The Westgate School.

FLOOD RISK: Rivers & Seas very low; Surface Water very low

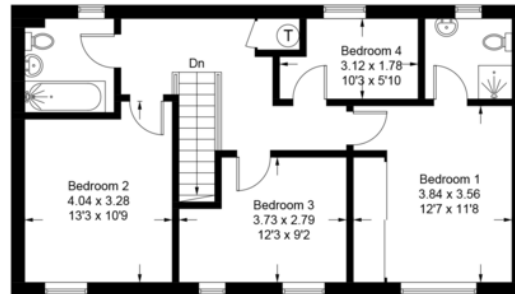


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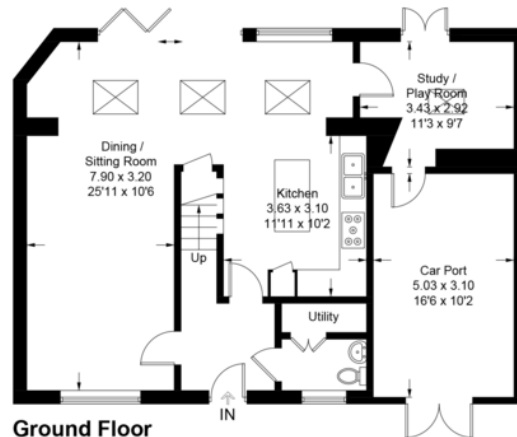
Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft
Annexe = 56.5 sq m / 608 sq ft
Total = 189.7 sq m / 2042 sq ft



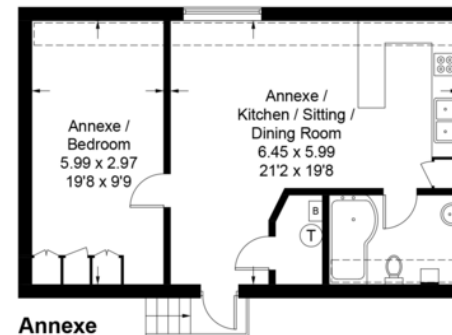
 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



Annexe

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