



8 Clifton Hill, Orams Arbour, Winchester, SO22 5BL
Offers Over £900,000 Freehold

Nony
Kerr Smiley
in association with
MARTIN&CO

MARTIN&CO

8 Clifton Hill, Orams Arbour

4 Bedrooms, 2 Bathrooms

Offers Over £900,000

- Four-bedroom terraced townhouse in Oram's Arbour, with enviable far reaching views
- Extended contemporary kitchen/dining/living room and separate study
- First floor sitting room, currently used as a double bedroom, overlooking the garden
- Principal bedroom with ensuite bathroom view views to the Arbour
- Two further double bedrooms on the second floor
- Exquisite family bathroom with freestanding roll top bath, and painted wooden floor
- Southerly facing rear garden and off-street parking
- Set in a convenient location close to the City centre and mainline railway station
- In catchment for Western CofE Primary School and The Westgate School
- EPC Band D, Council Tax Band E



8 CLIFTON HILL, ARAMS ARBOUR WINCHESTER

Nestled in an elevated position, is this stunning terraced townhouse, boasting breathtaking views and an ideal location near Oram's Arbour and Winchester City Centre. This property seamlessly combines charm and modern elegance, making it a perfect sanctuary for anyone looking to embrace the vibrant lifestyle that Winchester offers.

Just a stone's throw away from the property lies Oram's Arbour, one of Winchester's most cherished green spaces. This serene park is perfect for leisurely strolls, picnics with family and friends, and enjoying nature's beauty. The location offers the perfect balance between urban convenience and natural tranquillity, making it a desirable place to call home.

The house is entered through a light and bright reception hall with a good-size study/snug, cloakroom and utility room opening from it.

Moving through the hall the property opens up into a fabulously extended kitchen/dining/living room.

Recently renovated by the current owners this split-level space is flooded with light from the south facing aspect and provides ample room for a large dining table, cooking and preparation areas and a substantial living space overlooking the garden.

Clearly the heart of the home, this stunning kitchen/dining/living area invites gatherings and culinary adventures. Sunlight streams through expansive windows, illuminating the modern finishes and elegant design, where white colour-washed floorboards enhance the contemporary feel.

There is a kitchen area to one side, ideal for preparing meals whilst family and guests gather in generous dining area.

From here, a step leads down into the fabulously extended contemporary family room, which is bathed in light courtesy of a wall of windows and doors to the garden providing a cozy living space which seamlessly flows onto the garden terrace, it's the perfect retreat for both relaxation and entertaining. This is the perfect area for unwinding after a long day, and also features a woodburning stove for chilly autumn and winter evenings.





UPSTAIRS: Stairs rise from the hall to the first floor. **PRINCIPAL BEDROOM:** The principal bedroom is a wonderful double room with two sets of windows flooding the room with light and there is a useful range of cupboards and shelving cleverly concealed behind a large curtain area. The ensuite shower room features a large walk-in shower cubicle with classic vintage green brick style tiling, ceramic pedestal basin and wc. There are wonderful views from each of the upstairs front bedrooms across to the Arbour.





The current owners have utilised the former first floor sitting room as a further bedroom, enjoying views across the garden and towards central Winchester. This is a large room with fitted shelving and cupboards and a pair of windows letting in a huge amount of light.

On the second floor there are two further double bedrooms, with fantastic views; and a fabulous modern family bathroom with traditional freestanding roll top bath, ceramic pedestal basin and wc, and attractive white colour washed floorboards.





GARDEN: The garden is beautifully landscaped with terraced areas which create a visually appealing layout.

With a sunny southerly aspect, this outdoor space is bathed in sunlight, making it the perfect spot for relaxation and entertaining.

These terraces not only add depth and dimension but also provide various zones for different activities.

Whether you wish to host a summer barbecue, enjoy a morning coffee, or unwind with a good book, there's a perfect spot waiting for you.

PARKING: One of the standout features of this property is the off-street parking, accommodating up to two vehicles. This is a rare find in today's housing market, especially in residential areas where parking is often a challenge.





8 CLIFTON HILL – USEFUL INFORMATION:

THE PROPERTY: Construction: A mid-20th Century terraced property, believed to date from the 1960's, over 3 floors, and constructed of traditional brick and block under a pitched tile roof. Overall plot size 0.04 acres.

Local Authorities: Hampshire County Council and Winchester City Council.

Parking: The property has off-road forecourt parking, upon which the current owners have regularly and comfortably parked two cars. Permit parking, available via Hampshire County Council, allows for further parking on-street in the immediate area.

Broadband: (Data via Ofcom) Standard Max 16 Mbps Download speed; Superfast Max 80 Mbps Download speed; Ultrafast Max 1000 Mbps Download speed

Flood Risk: Surface Water - very low; Rivers and Seas – very low.

Schooling: The property falls within catchment for Western CofE Primary School, The Westgate School, and Peter Symonds 6th Form College, each of which are within walking distance. Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.

ORAMS ARBOUR:

Oram's Arbour is a historic area that began as an Iron Age settlement, later influenced by the Romans, whose town wall ran through its eastern end—now traced by Clifton Road. Today, it's a popular, tree-lined park featuring a striking double avenue of lime trees along its western edge. The park has served various roles, including WWII vegetable growing and for formerly hosting the annual Winchester Hat Fair. Today, this small grassy park stands as a peaceful retreat from the hustle and bustle of city life. It's the perfect spot for a leisurely afternoon picnic, a quiet read, or a casual stroll. Families, couples, and individuals alike can bask in the tranquility of nature, all while being surrounded by the echoes of past performances.

CLIFTON HILL:

The surrounding Clifton Hill area is known for its charming mix of Victorian cottages, Georgian and Edwardian villas, and traditional brick and flint walls.

It's this almost village feel, whilst being so close to central Winchester, which has seen Oram's Arbour become one of Winchester's most sought after locations.



Approximate Gross Internal Area = 166.6 sq m / 1793 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1186226)

MAC NKS

4 Romsey Road • • Winchester • SO23 8TP
T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.