



11 St Michaels Gardens, Winchester, Hampshire SO23 9JD

Guide Price £950,000 Freehold



11 St Michaels Gardens, St Cross

3 Bedrooms, 2 Bathrooms

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- Attractive end of terrace townhouse in prestigious development with exquisite far reaching views
- Kitchen/breakfast room, with door to garden
- Dining room
- Study
- Gracious first floor sitting room with wonderful views to The Friary Bowling Club and pavilion
- Principal bedroom with fitted wardrobes and ensuite bathroom
- Two further double bedrooms one with fitted cupboards
- Family bathroom
- Utility room and cloakroom
- Secluded southerly facing rear garden with side access
- Off street parking for 2-3 cars
- Council Tax Band F, EPC Band C



11 ST MICHAEL'S GARDENS ST CROSS, WINCHESTER, SO23 9JD

11 St Michael's Gardens is set within a prestigious development of just fifteen properties, believed to have been built around the early 1980s. As well as being one of the larger townhouses in this development, it also has the benefit of a corner plot garden, offering seclusion and privacy, and has exquisite far-reaching views to Winchester College.

St Cross is one of Winchester's most prime locations, and is just strolling distance to Winchester Cathedral, cinema, Hotel Du Vin, Theatre Royal, and the restaurants and boutiques of the High Street, and nearby walks include the much-enjoyed Water Meadows.

Whilst this property could benefit from some updating and modernisations, its size, location and outlook make it one of the most enviably located properties on the market today.

The front door leads into a welcoming hallway which benefits from a cloakroom and a study, and opens into a spacious dining room/living room. This is usefully fitted with a range of cupboards and has glazed double doors to the front of the property. Towards the back of the property is a well-fitted and extended kitchen/breakfast room, flooded with light courtesy of a glass roof ceiling, and a side to the garden. From the kitchen, there is a door into a useful utility area, which has a sink, the gas fired boiler, a door to the garden, and has space and plumbing for a washing machine and tumble dryer.

The first floor landing leads through to the double aspect gracious sitting room, with large full-length windows and attractive wrought iron railings, offering the most incredible views to the Friary Bowling Club and pavilion and across to the roofline of Winchester College and its chapel. Whilst this has been designed to be a sitting room, it could also be used as further bedroom if required.





AND SO TO BED: The principal bedroom is double aspect and is fitted with a range of wardrobe cupboards and also features a large window with wrought iron railings overlooking the front gardens. There is an ensuite bathroom featuring a wc, wash hand basin and bath with shower over.

On the second floor, there are two further double bedrooms, one of which benefits from fitted cupboards, and the family bathroom.





GARDEN: Being on the end of the terrace, this property benefits from a larger than average garden on the development, the majority of which has a southerly aspect, with a useful side access gate. It is wonderfully secluded, and designed to be as low maintenance as possible. It is largely paved with raised flower beds and mature shrubs, hedging and trees, large shed and a small garden pond.

To the front of the property, there is parking for 2-3 cars. No11 also has the ownership and responsibility of all the planted area and parking to front right hand side of the property.



USEFUL PROPERTY INFORMATION: *The property is in a conservation area. **Heating:** Gas Central Heating, with new boiler installed in yr2020. **Broadband:** (source, Ofcom) Both superfast and Ultrafast broadband is available, max 1000mbps download, 100mbps upload. **Flooding** (source Govt Environment Agency: surface water and rivers and seas – both very low risk **Note:** We understand that the mains drain for the terrace runs along the end of the garden. Council Tax Band: E; EPC Band C. (Note: photograph below is of view from Sitting Room)*

SCHOOLS: *St Michael's Gardens falls within the school catchment area for St Bede's CofE Primary School, The Westgate School, and Peter Symonds 6th Form College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead*



Approximate Gross Internal Area
165.3 sq m / 1779 sq ft



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