



1 Edgar Villas, Edgar Road, Winchester, SO23 9TP
Guide Price £950,000 Freehold

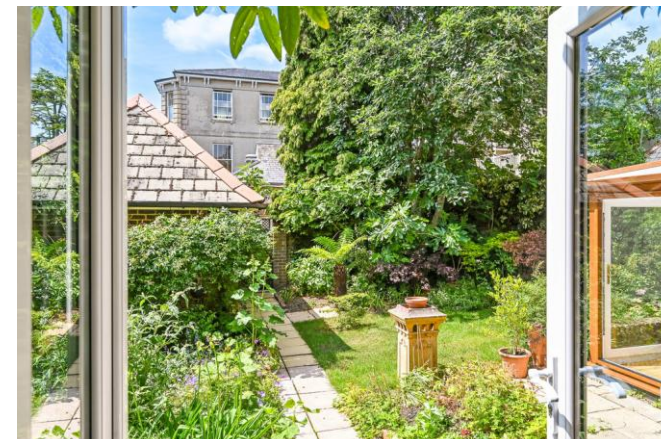


1 Edgar Villas, St Cross

4 Bedrooms, 3 Bathrooms

Guide Price £950,000

- Four-bedroom end-of-terrace townhouse on Edgar Road, located in the prestigious St Cross area
- Available with no-onward chain
- Large open plan kitchen/living/diner with doors to front and rear gardens
- Separate cloakroom/utility room
- Principal bedroom with en-suite bathroom
- 3/4 further bedrooms and separate shower room and bathroom
- Enclosed south-westerly facing rear garden
- Separate garage and allocated parking
- Walking distance to local schools and Peter Symonds 6th form college
- Level walk to Winchester's historic and vibrant City centre
- EPC Band C; Council Tax Band G



1 EDGAR VILLAS, ST CROSS, SO23 9TP

An exceptional end-of-terrace townhouse in one of Winchester's most prestigious addresses.

Situated on Edgar Road in St Cross – one of the city's most desirable and exclusive locations – Number 1 Edgar Villas occupies a prime end-of-terrace position within this attractive 1980s-built development. Set on a wider-than-average plot and enjoying a discrete setting away from the road, this elegant red-brick home combines architectural character with light-filled, spacious interiors – a rare offering in such a sought-after part of Winchester.

A tiled storm porch shelters the front door, which opens into a generous entrance hall with polished wooden flooring. To one side is a useful cloakroom/utility, while opposite, a door leads through to the impressive open-plan living, kitchen and dining space. Bathed in natural light from windows on three aspects, this is a room designed for both everyday family life and effortless entertaining. Features include a gas fire with marble surround, a sunny bay window overlooking the garden, French doors opening onto the patio, and elegant wood-style laminate flooring throughout.

The kitchen area is well appointed with a range of shaker-style wooden cabinets topped with black granite worksurfaces. Integrated appliances include a Neff oven and grill, separate gas hob, fridge/freezer and dishwasher. A well-defined dining area enjoys views over the front garden and comfortably accommodates a large table.





FIRST FLOOR: On the first floor, the landing is bright and airy thanks to a striking picture window, and benefits from a large linen cupboard. The principal bedroom benefits from a wall of fitted wardrobes, a private en suite bathroom, and a peaceful outlook to the front. This room was formerly part of a larger suite including the adjacent study/bedroom two and could easily be reconfigured if desired. A family shower room completes this level.





SECOND FLOOR:

The second floor galleried landing features a full length window with classically designed porthole picture window within larger glazed panels, offering wonderfully elevated views.

There are three further bedrooms on this floor, two of which can easily be double bedrooms, and a third room currently used as an art studio.

There is a family bathroom featuring an original corner bath, pedestal basin and wc.



GARDENS: Outside, the front garden is fully enclosed by mature hedging and specimen trees and has been maintained by the current owner as a naturalistic 'wild' garden and benefits from both easterly and southerly aspects. To the rear, the south-westerly facing garden offers excellent privacy, with a lawned area, a sunny patio, and a recently installed glass garden room, ideal for year-round relaxation or entertaining.

GARAGE AND PARKING: A brick-built garage lies within the rear garden boundary and is suitable for a medium-sized car, with additional space for storage. A side door allows convenient access between the garage and the garden.

USEFUL INFORMATION:

Location: The St Cross area is one the prime residential locations of Winchester. The mix of ancient buildings, Roman, Norman and medieval as well as river walks, leafy gardens and wide tree lined streets, coupled with open playing fields and a flat walk into the town centre, past the walls of Winchester College and the Cathedral, all combine to make this an attractive and highly sought after place to live

Schooling: Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead. Local state schools are Stanmore Primary, Kings' School and the renowned Peter Symonds College.

Construction: End of terrace property, built in the late 1980's with red brick elevations and a slate roof.

Utilities: Mains gas, electricity, water and waste services connected; **Parking:** Separate garage and allocated parking space; **EPC Band C;** **Council Tax Band G;** **Services:** Mains drainage, electricity, water and gas.

Heating: Gas central heating system; **Tenure:** Freehold

Broadband: (Source Ofcom): Ultrafast Broadband available in the area: 1000 mbps download and 100 mbps upload. **Flood Risk** (Source: Govt Environment Agency): Risks Very Low.

Approximate Gross Internal Area = 161.2 sq m / 1735 sq ft
 Garage / Summer House = 22.5 sq m / 242 sq ft
 Total = 183.7 sq m / 1977 sq ft



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