



1 Cedar Close, Romsey Road , Winchester, SO22 5PQ
Guide Price: £1,250,000 Freehold



1 Cedar Close, Romsey Road

5 Bedrooms, 3 Bathrooms

Guide Price: £1,250,000

- Modern family home with wonderful gardens and versatile accommodation
- Fabulous kitchen/sitting/dining room with wall of bifold doors to garden
- Family/Snug Room
- Living room with glorious views across Winchester
- Study overlooking the garden
- Principal Bedroom with ensuite shower room
- Four further bedrooms one with ensuite and a family bathroom
- Utility room, separate cloakroom
- Wonderfully secluded landscaped gardens with deep paved terrace
- Garage and further forecourt parking, plus visitor parking area
- Walking distance to Kings School, local shop and bus routes
- Council Tax Band G, EPC Band C



**1 CEDAR CLOSE,
ROMSEY ROAD, WINCHESTER, SO22 5PQ**

A luxurious, beautifully designed contemporary family home built in 2015 by local developers Millgate (Winchester) Ltd. offering a secluded location and versatile accommodation. Set on one of Winchester's highest points this five-bedroom end-terraced house enjoys breathtaking views across the South Downs towards St Catherine's Hill and Cheesefoot Head and is well positioned for access into Winchester's city centre.

As well as Winchester's mainline railway station, there is a local shop within walking distance, and has the added benefit of a regular bus service along Romsey Road which brings you into the historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's historic Cathedral.

The property is just one of four homes in a secluded enclave just off the Romsey Road and sheltered by an enclosing fence and mature Beech trees. The attractive red-brick elevations have been complimented with architectural features such as herringbone pattern brick work and round window or 'Oculus' on the top floor.

Construction is believed to conform to contemporary building methods using steel, brick and brick and block under a tile roof. Overall plot size 0.12 acres.

THE PROPERTY:

A portico shelters the front door which opens onto the hallway on the ground floor and from which can be glimpsed the impressive vista looking across Winchester.

The stunning sitting room, is a large comfortable room, opening to the study, each featuring a wide expanse of windows overlooking the gardens and across to the South Downs.

Also on this floor is Bedroom Two, with ensuite shower room (*photo see page 6*). Access to the integral garage is also found on this level.





DAYTIME LIVING AT ITS BEST:

The lower ground floor comprises a family/snug room – ideal for movie nights, a cloakroom and separate utility room, and a garden door to the side access.

However, the highlight on this level is the fabulous 30' wide living/kitchen/ dining room, from where a wall of bi-fold doors provides seamless access to the terrace and glorious landscaped gardens.

The kitchen features a central island with quartz work surfaces and breakfast bar, a run of full length cupboards, with fitted dishwasher and oven, and a fabulous walk in pantry fitted with a wealth of fitted shelves and cupboards.





AND SO, TO BED: The second floor has a large Velux window ensuring that light flood down through the house. **THE PRINCIPAL BEDROOM** has a wall of fitted wardrobes, and has exquisite views to the South Downs. The ensuite shower room has a large overhead window ensuring natural light, a walk in shower cubicle, wc and basin, and additional access to loft storage.





FAMILY BEDROOMS: There are three further double bedrooms on this floor, two of which have fitted wardrobes, and each room has eaves storage cupboards. Bedroom five also has access to the loft for further storage. *(Note: Main picture above is of the ground floor Bedroom (Bedroom Two) plus ensuite)*

THE FAMILY BATHROOM: is fitted with a contemporary suite comprising bath with shower over, basin inset into a vanity drawer unit, wc and ladder radiator, but one of the charming and striking features of the bathroom is the large porthole window offering natural light and set into a large and useful shelf.





OUTSIDE - GARDENS AND PARKING: The southerly-facing rear garden features a large sun terrace opening directly off the kitchen creating a delightful space for enjoying the outside and entertaining family and friends in comfort and style. It is a particularly private and sheltered garden, professionally landscaped and improved by the current owner and create a beautiful and accessible space featuring curving brick pathways, sunny terraced areas, deep planted beds, full of shrubs and flowering perennials and lawned areas to provide all-year interest and yet remain, relatively, low maintenance. A large shed provides useful storage at the bottom of the garden, and from the terrace, steps provide side access up to the front of the property.

USEFUL INFORMATION:

PARKING: The property has off-road forecourt parking in front of its garage for two vehicles, and the development has a limited number of visitor parking spaces available.

SCHOOLING: The property is located just off the Romsey Road, in walking distance of Kings School, Stanmore Primary School, St Peters RC Primary School, and in catchment for the renowned Peter Symonds 6th Form College. 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.

CONSTRUCTION: An end terraced townhouse, over three floors, understood to date from around 2015, built by the renowned local developer Millgate (Winchester) Ltd.

HEATING: Gas central heating, Underfloor heating to Ground and Lower Ground Floors, radiators to top floor bedrooms.

COMMUNAL AREAS: Cedar Close is a prestigious development of just four properties in a well-maintained courtyard with planting and parking, looked after and maintained by the residents who are each shareholders of the Cedar Close Management Company (Winchester) Limited. Service Charge: nominal fixed amount for Public liability insurance; members also share costs when required for communal garden maintenance, quarterly window cleaning, gutter cleaning and servicing of the water pump every 2-3 years.

LOCAL AUTHORITIES: Hampshire County Council and Winchester City Council

TENURE: Freehold Council tax Band G, EPC Band C

BROADBAND: (Data via Ofcom) Ultrafast speed available: 1000 Mbps download, 1000 Mbsp Upload (Superfast download 60 Mbps, 14 Mbsp Upload: Standard 10Mbps download, 0.9Mbps upload)

FLOOD RISK: Surface Water - very low: Rivers and Seas – very low.

Approximate Gross Internal Area = 257.9 sq m / 2776 sq ft
 Shed = 5.7 sq m / 61 sq ft
 Total = 262.7 sq m / 2837 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1190171)

Martin & Co Winchester

64 Parchment Street • • Winchester • SO23 8AT
 T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>

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.