



25 Pitt Road, Winchester, SO22 5SP
Guide Price £425,000 Freehold

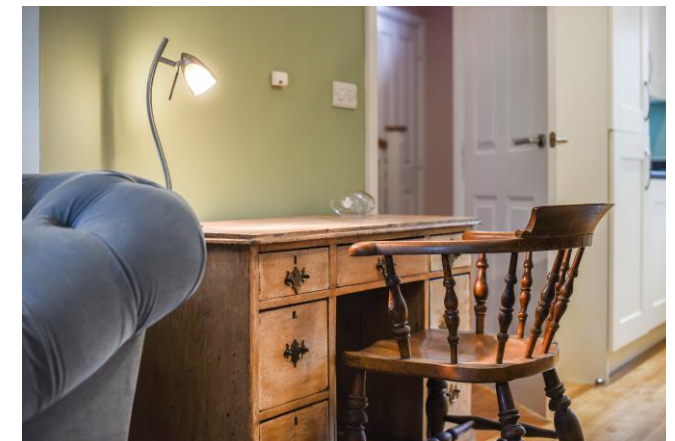


**25 Pitt Road,
Winchester Village,
SO22 5SP**

2 Bedrooms, 2 Bathrooms

Guide Price £425,000

- Contemporary mid terraced home with an elegant colour-washed render
- Beautifully fitted shaker style kitchen/breakfast area
- Open plan sitting room/dining area with doors to the garden
- Principal bedroom with fitted wardrobes and ensuite shower room
- Bedroom two with fitted storage cupboard
- Contemporary Family Bathroom
- Downstairs cloakroom
- Landscaped garden with rear access gate
- Two allocated parking spaces
- EPC Band C, Council Tax Band D



**25 PITT ROAD
WINCHESTER VILLAGE, SO22 5SP**

An elegant colour-washed terraced home in this sought after development designed by the renowned architect, the late Huw Thomas in 2015, set back from the road by an area of well-manicured planting.

Nestled on the edge of the historic city of Winchester, Winchester Village is a prestigious ten year old development located just off Romsey Road. Offering the charm of semi-rural living with the convenience of city life, this community is perfectly situated just under two miles from the heart of one of England's most culturally rich and heritage-steeped cities. Surrounded by the picturesque Hampshire countryside, one can enjoy a tranquil setting whilst benefiting from the excellent amenities, schools, and transport links which Winchester has to offer.

Approached via three steps bordered by elegant wrought iron railings, the Georgian-style front door, complete with three overhead glass panels, floods the welcoming **entrance hall** with natural light. Inside, there is a useful utilities cupboard, understairs storage, **cloakroom**, and stairs rising to the first floor.

To the front of the property lies the bright and stylish **kitchen/breakfast room**, fitted with an array of attractive Shaker-style units and integrated appliances. The kitchen seamlessly opens into a generous **sitting/dining area**, offering ample space for two large sofas and a dining table. Double doors from this room lead out to the private rear garden, perfect for indoor-outdoor living.



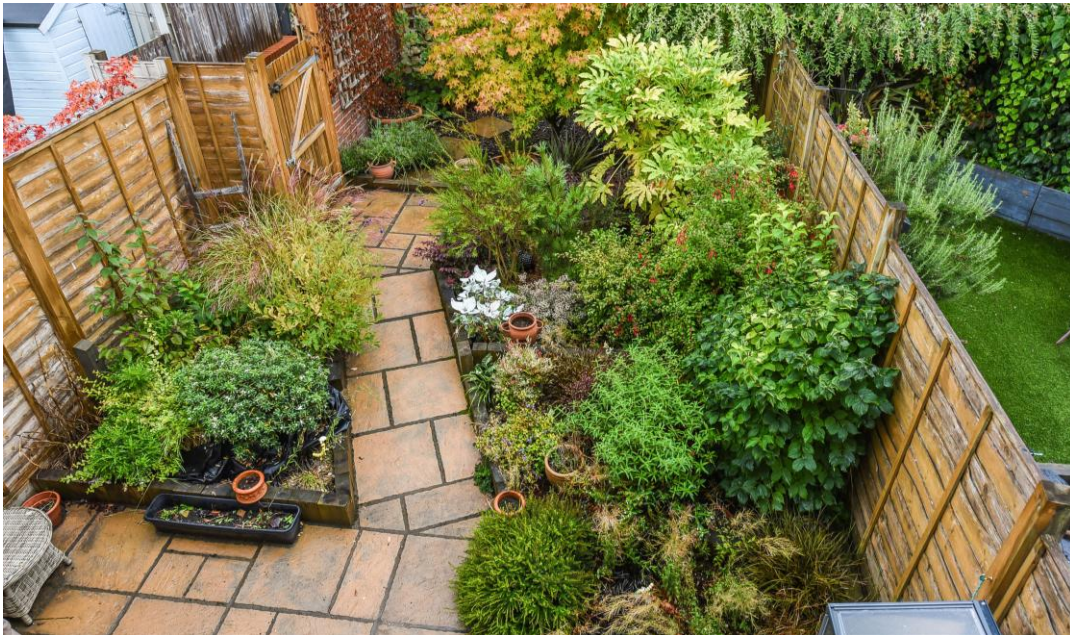


AND SO TO BED: Upstairs, a spacious landing provides access to the bedrooms and bathrooms. **The principal bedroom** is a generous size, overlooking the garden, and features a double wardrobe and an en-suite shower room. **The second bedroom** is also a double, with views to the front and a large built-in cupboard. A contemporary **family bathroom** with a bath, WC, and pedestal basin completes the upper floor.





GARDEN: The beautifully landscaped rear garden has a gate which leads to the rear parking area, where one allocated parking space is provided. An additional allocated space is located at the front of the property.



USEFUL INFORMATION:

LOCATION: There are several popular local pubs and excellent sports facilities nearby, including rugby, cricket and football clubs, as well as the new leisure centre in the wider area. The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and our city's stunning cathedral.

Construction: Believed to be traditional modern building construction, with cream k-render frontage.

Parking: The property has two allocated parking spaces

Local Authorities: Hampshire County Council and Winchester City Council

Services: All mains services connected (mains gas, electricity, water and drainage)

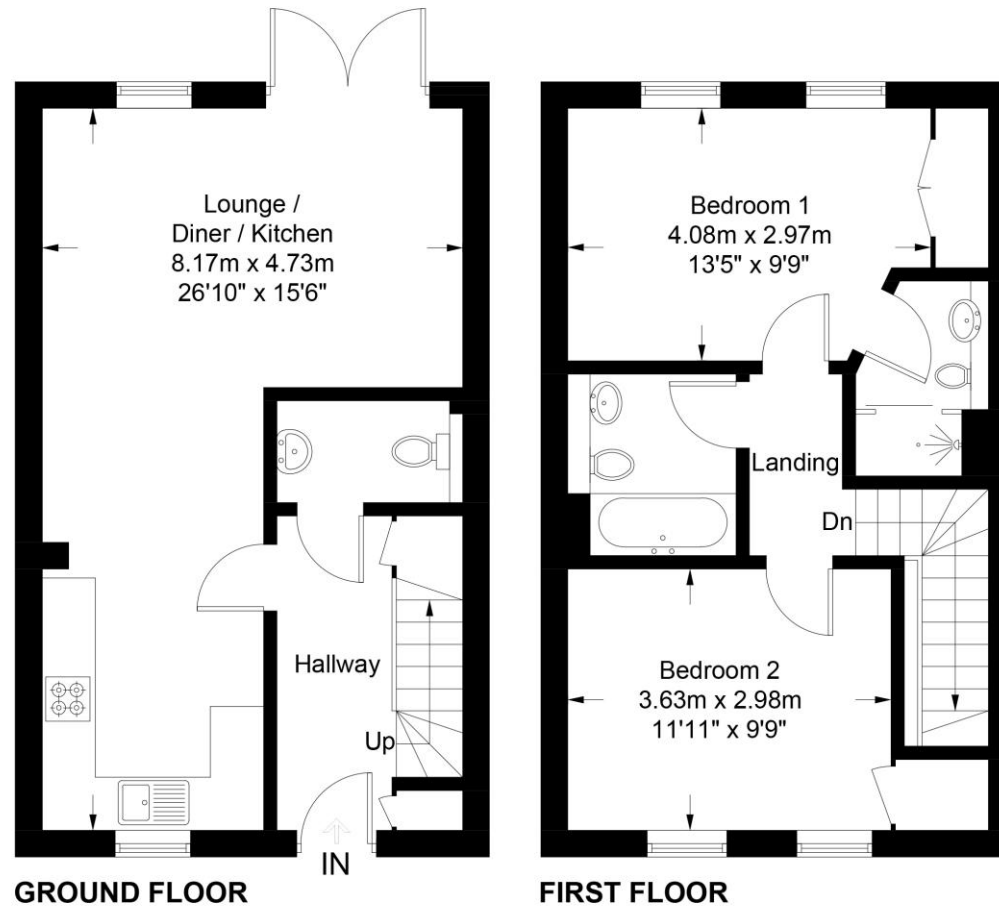
Tenure: Freehold. **Council Tax Band D; EPC Band C. Service Charge:** £413.31

Broadband: (source: Ofcom) Ultrafast Broadband Available: 1800 mbps download, 900 mbps upload

Flood Risk: (source: Govt website) Very low risk for all categories (rivers & seas, ground water, surface water & reservoirs)

Schooling: The property falls within catchment for Kings' senior school, Stanmore Infants and Junior School, and St Peter's Catholic Primary School each of which are within walking distance, along with the renowned and sought after Peter Symonds 6th Form College located on Bereweeke Road/Owens Road. 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.

Approximate Gross Internal Area = 77.8 sq m / 837 sq ft



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