



3 Appulby Gardens, Winchester, SO22 6HW
Offers Over £500,000 Freehold



3 Appulby Gardens, Weeke

2 Bedrooms, 2 Bathrooms

Offers Over £500,000

- Two bedroomed semi-detached house in exclusive new style development
- 30' living/kitchen/dining room
- Shaker style kitchen with full range of fitted appliances
- Living/dining room with French doors to garden
- Principal bedroom with ensuite bathroom with bath and separate shower
- Guest Bedroom with ensuite shower room
- Downstairs cloakroom
- Off street parking and landscaped rear garden with terrace and lawn
- Walking distance to shops and Friarsgate GP Surgery on Stoney Lane
- In catchment for Weeke Primary School, Henry Beaufort Senior School & Peter Symonds 6th Form College
- Council Tax Band D, EPC Band B



3 APPULBY GARDENS WINCHESTER SO22 6HW

A traditionally styled home with a contemporary twist: Set within an exclusive mews-style development of just seven homes by the renowned Alfred Homes, this spacious two-bedroom semi-detached property combines timeless architectural style with modern luxury. Situated in a peaceful and prestigious setting, it offers elegant living with a thoughtful attention to detail throughout.

The front door opens into a welcoming hallway, where there is a useful cloakroom, coats cupboard and stairs to the first floor. The 30' open plan living/sitting/dining room is of an iconic Alfred Homes style, with underfloor heating and doors and windows at either end of the room ensure that it is filled with natural light.

The kitchen area overlooks the front garden and features a range of painted wooden Shaker-Style cabinetry with composite stone worktops, and integrated appliances which include fridge/freezer, fitted oven and microwave, induction hob, dishwasher, washing machine/tumble dryer, and wine fridge. The sitting/dining room has a fitted cupboard and ample space for daytime living, with doors and windows to the garden.

From the hall, the staircase leading the first floor benefits from an attractive carpet runner and oak polished handrail with square spindles. The spacious first floor landing has a large airing cupboard housing the hot water tank, and has access to the loft space.





AND SO TO BED: The **Principal Bedroom** overlooks the garden, and benefits from fitted wardrobes and a spacious ensuite bathroom. **The Bathroom** has been beautifully designed and features featuring a ceramic bath in front of inset shelving, enclosed within a complementary tiled panel, separate double walk in shower cubicle with rainfall shower and hand held attachment for hair washing. The basin sits upon a useful vanity storage unit, with recessed faucets, under a large illuminated mirror.



Bedroom Two also benefits from fitted wardrobes and an **ensuite shower room**, featuring a walk-in shower, basin inset into vanity storage under an illuminated mirror.





LOCATION: Appulby Gardens is set in a mews-style development of just seven houses, just off Stoney Lane in Weeke. This is a popular area of Winchester, where just along the road there are local shops, such as a Co-op, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants, and the railway station (London/Waterloo) is only approx. one mile away.

EDUCATION: The property is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned 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.

3 APPULBY GARDENS – USEFUL INFORMATION

THE PROPERTY

Developer: Alfred Homes Ltd

Construction: Michelmersh Hampshire Downs blend facing brick, under slate tiled roof

Services: All mains services connected. EPC Band B, Council Tax band D

Year of Build: 2021

Windows: Double glazed timber windows

Parking: Allocated parking on block paved driveway

Heating: Underfloor heating downstairs, radiators upstairs; Worcester Bosch gas boiler. Solar photovoltaic panels on roof to aid energy efficiency.

Warranty: Remainder of 10 year builders warranty by ICW

Broadband: (source: Ofcom) Ultrafast broadband available in the area, 1000mbps download and 1000mbps upload speeds.

Flood Risk: (source: govt website) Very Low Risk for flooding from all risks (ground water, surface water, rivers and seas, reservoirs)

School catchments: Weeke Primary School, Henry Beaufort senior school, Peter Symonds 6th form college.





GARDENS: Outside, the front garden has attractive low level hedging and paved pathway to the front door.

The rear garden has been beautifully designed with a grey Indian sandstone terrace leading onto the lawn and has the benefit of a side access gate.

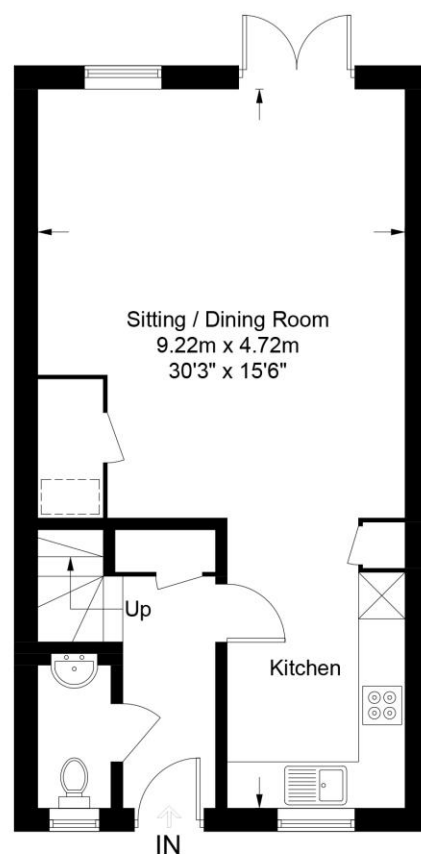




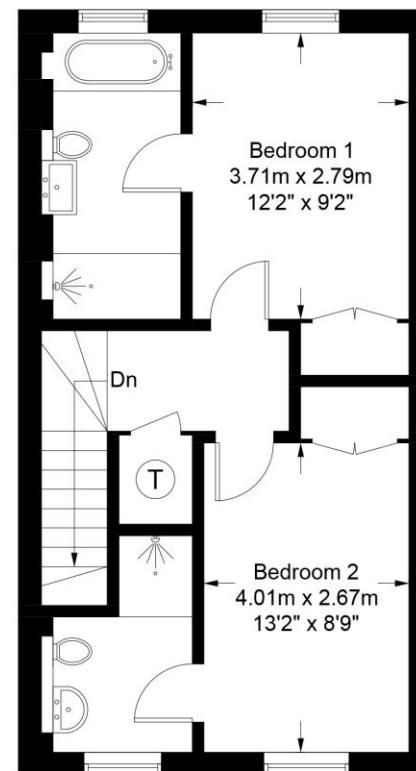
Approximate Gross Internal Area = 88.7 sq m / 955 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1241730)

MAC NKS

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.

MARTIN&CO

