



**47 Hyde Abbey Road, Winchester, SO23 7DA**  
Guide Price: £600,000 Freehold

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Kerr Smiley  
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**47 Hyde Abbey Road  
Winchester SO23 7DA**  
3 Bedrooms, 1 Bathroom  
**Guide Price: £600,000**

- Attractive Victorian terraced house in heart of Hyde with planning permission for extensions
- Dining room with fireplace and attractive shelving fitted into alcoves
- Sitting room area with doors to garden
- Well fitted contemporary kitchen with stable door to garden
- Principal bedroom with fitted wardrobes
- Two further bedrooms and modern family bathroom
- Southerly facing rear garden with home office, terrace and lawn
- Original features with fireplaces, cornicing and stripped wooden floors
- Planning permission for dormer loft conversion and ground floor rear extension
- In catchment for St Bedes CofE Primary School, and The Westgate School



47 HYDE ABBEY ROAD  
WINCHESTER, HAMPSHIRE  
SO23 7DA

A beautifully presented Victorian family home set in the heart of Hyde, blending original character charm with a modern contemporary twist. The property is infused with features which include sash windows, fireplace, and high ceilings, and benefits from a home office in the rear of the garden.

There is also current planning permission in place for further extensions to both the ground floor and a dormer loft extension.

Hyde Abbey Road is situated within an easy walk of Winchester's historic town centre, in the desirable area of Hyde, and within easy reach of Winchester's main line railway station.

This is a popular family location, as well as being ideally situated for access to the town centre 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 PROPERTY:**

A covered porchway leads to the front door, which opens into the property.

The current owners have arranged their home to have the **dining area** to the front, where there is a large window set behind attractive shutters which offer the ground floor privacy whilst allowing for copious amounts of light to flood through.

This room features a cast iron fireplace inset into a wood mantle, with cupboards and shelving built into the alcove to the side.





Stripped wooden floorboards flow seamlessly through into the **sitting room** area, from where there are stairs to the first floor, and doors lead out to the garden.

To the rear, the modern **kitchen** features a range of cream shaker-style units, contrasting dark worktops, and a tiled floor under an attractive white painted wooden panelled ceiling. It comes complete with a fitted oven and hob, and a charming stable door opens directly onto the rear garden. A cleverly concealed cloakroom is tucked beneath the stairs for added convenience.





The **principal bedroom** is a beautifully presented space featuring an attractive built-in dressing table and shelving set in front of the chimney breast.

On either side, two recently fitted wardrobes with integrated lighting and built-in drawers make excellent use of the alcoves, providing both style and functionality.



Overlooking the rear garden, the **guest bedroom** benefits from a charming feature fireplace and a built-in cupboard, adding character and practical storage. The **third bedroom** also enjoys views over the rear garden, ideal for use as a child's room, nursery, or home office. The contemporary **family bathroom** is stylishly appointed with a bath and a folding shower screen, set against elegant wooden panelling. Striking black and white chequerboard wall and floor tiles enhance the modern aesthetic of this well-designed space.





## THE PROPERTY – USEFUL INFORMATION

**Construction:** A late 19th Century Victorian terraced property over two floors, and therefore construction is of red brick, laid in Flemish Bond, with attractive vertical and horizontal patterns in contrasting London brick, all under a slate roof. Overall plot size 0.03 acres.

**Planning permission** was granted in 2023 for a single storey side extension and in 2024 for a loft conversion with rear facing dormer. Neither building project has yet been undertaken. Plans may be found on Winchester City Council planning portal under reference 23/01682/HOU and 24/01096/HOU.

**Local Authorities:** Hampshire County Council and Winchester City Council

**Parking:** The property benefits from on street permit parking, available via Hampshire County Council, a public car park for which season tickets may be purchased is available nearby.

Tenure: Freehold

EPC: Band D

Council Tax Band: D

Broadband: (Data via Ofcom)

Standard Max 16 Mbps Download speed

Superfast Max 80 Mbps Download speed

Ultrafast Max 1000 Mbps Download speed

Flood Risk: Surface Water - very low; Rivers and Seas – very low.



**LOCATION:** Hyde is a popular family location, as well as being ideally situated for access to the town centre 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. Hyde Abbey Road itself has a wonderful neighbourhood ethos with active WhatsApp group, and an annual street party for everyone to get together.

A further walk 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 stunning cathedral.



## **EDUCATION:**

The property falls within catchment for St Bedes CofE Primary School, The Westgate School, and Peter Symonds 6th Form College, each of which are within walking distance.

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.



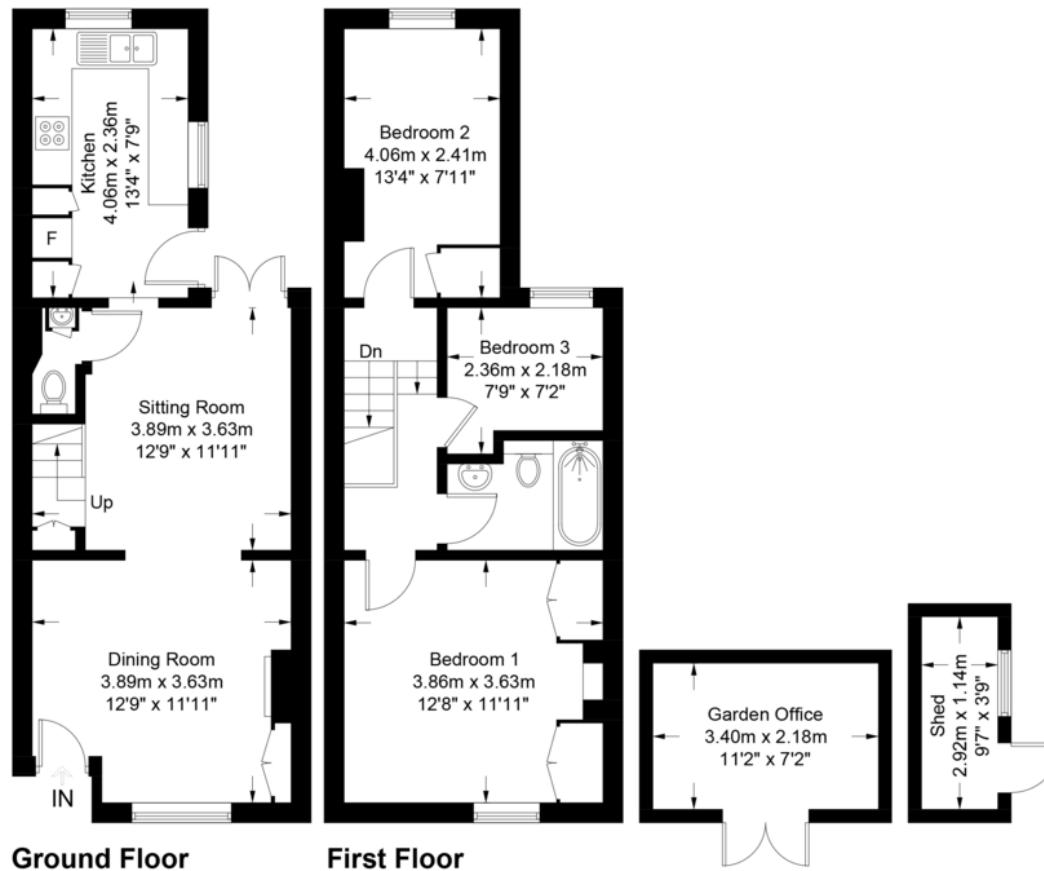
**OUTSIDE:** The enclosed south facing rear garden is mainly lawned, with an attractive sunny patio area for outside relaxation and entertaining which is bordered by mature flower beds and a charming shady tree.



**HOME OFFICE:** At the end of the garden the current owner has installed a modern home office with power, light and internet access – ideal for homeworking, or as a studio.



Approximate Gross Internal Area = 77.5 sq m / 834 sq ft  
Outbuildings = 10.8 sq m / 116 sq ft  
Total = 88.3 sq m / 950 sq ft



(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1234130)

## MAC NKS

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