



14 Hyde Abbey Road, Winchester, SO23 7DA
Guide Price: £695,000 Freehold



14 Hyde Abbey Road

3 Bedrooms, 2 Bathrooms

Guide Price: £695,000

- Charming Victorian end-terrace in the heart of Hyde
- Welcoming family room with fireplace, bespoke shelving and oak flooring
- Versatile living room/study with built-in storage and sash window
- Striking kitchen/dining extension with vaulted ceilings and sliding doors to garden
- Elegant principal bedroom with fitted wardrobes and period fireplace
- Two further generous double bedrooms plus a stylish modern bathroom
- Sunny garden with terrace, lawn and insulated home office/studio
- Beautiful architectural details including fireplaces, cornicing and polished oak floors
- Moments from Winchester's historic city centre and mainline station
- Within catchment for St Bedes Primary and The Westgate Schools



**14 HYDE ABBEY ROAD
SO23 7DA**

This beautifully presented three-bedroom end-of-terrace Victorian home is tucked away in the highly sought-after Hyde area of Winchester, on a quiet no-through road.

Originally an artisans' cottage, it retains much of its period charm with red brick elevations and character features, while also benefiting from a stylish modernisation and impressive extension.

A sheltered inset porch opens into the welcoming entrance hall, where polished oak floorboards flow through much of the ground floor.

At the heart of the home is a generous **sitting room**, with space for a large corner sofa, fitted bookshelves and cupboards, and a fireplace with woodburning stove.

Glazed folding doors lead through to the **living room/study**, which enjoys a sash window with plantation shutters, built-in storage, and a flexible layout.

Stepping down from the family room, a short corridor leads past a spacious modern **cloakroom/utility/shower room** before opening into the stunning extended kitchen/dining/living space.





KITCHEN/DINING/FAMILY ROOM: This contemporary addition boasts high vaulted ceilings, underfloor heating, and an abundance of natural light from electric Velux windows and a full-height glazed wall with sliding doors to the landscaped garden. The kitchen is well appointed with quartz worktops, excellent storage, a breakfast bar, and built-in Bosch appliances.





PRINCIPAL BEDROOM:

The principal bedroom features built-in wardrobes, an attractive original fireplace, and a large sash window with views across rooftops and mature trees.



AND SO TO BED: Upstairs, a bright galleried landing with skylight leads to three well-proportioned double bedrooms. **Bedroom Two**, currently used as a nursery, has a feature fireplace and overlooks the rear garden, whilst **Bedroom Three** offers further generous accommodation with access to a useful loft. All bedrooms are fitted with blackout blinds for comfort.



FAMILY BATHROOM:

The stylish family bathroom completes the accommodation, with a rainfall shower over the bath, contemporary vanity unit with storage, and a sleek finish of white tiling and patterned floor tiles.





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.

THE PROPERTY – USEFUL INFORMATION

HYDE: The Hyde area of Winchester sits within a conservation area, and has the benefit of being within popular school catchments and walking distance of River Park..

Construction: A late 19th Century Victorian terraced property over two floors with a modern 2016 extension. The main construction is of red brick, laid in a running bond, with attractive patterning in contrasting brick, all under a slate roof. Overall plot size 0.04 acres.

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: E

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.



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.

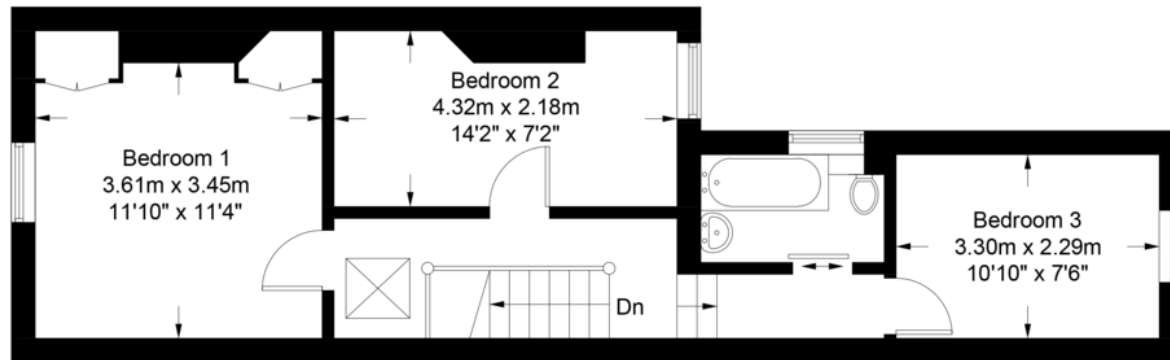
Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



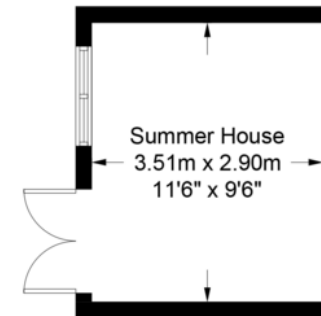
Outside: The enclosed sunny rear garden has been professionally landscaped by the current owners, with raised beds, attractive planting, gravel paths and an attractive patio area for outside relaxation and entertaining. Towards the end of the garden is a modern home office with power, and light – ideal for homeworking.



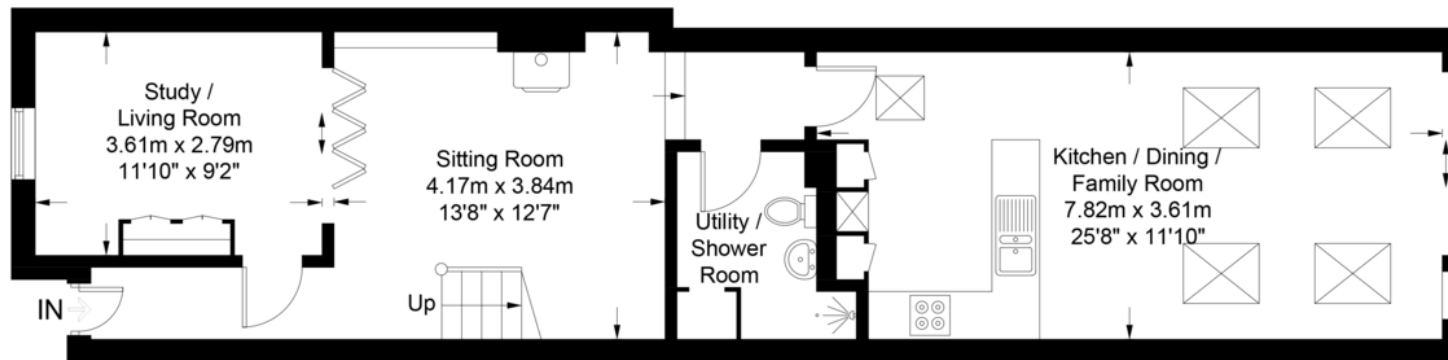
Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft
Outbuilding = 10.1 sq m / 109 sq ft
Total = 120.2 sq m / 1294 sq ft



FIRST FLOOR



OUTBUILDING
(Not Shown In Actual
Location / Orientation)



GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1240340)

MAC NKS

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

01962 843346

<http://www.martinco.com>

MARTIN&CO

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.