



35 Alresford Road, Winchester, SO23 0HG

Guide Price £950,000 Freehold



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4 Bedrooms, 2 Bathrooms

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- Extended detached family home with elevated far reaching views
- Contemporary living/kitchen/dining room of almost 33' with doors to the garden
- Sitting room and dining room
- Principal bedroom with fitted wardrobes
- Three further double bedrooms
- Contemporary and refitted bathroom and shower room
- Utility Room and Cloakroom
- Front and rear gardens
- Private parking for 3-4 cars
- Walking distance to High Street and St Giles Hill





35 ALRESFORD ROAD, WINCHESTER, HAMPSHIRE, SO23 0HG



Situated within striking distance of the High Street and St Giles Hill is this attractive and extended Edwardian family home. Believed to have been built around 1912, this much loved family home still retains many of the character features of the time, fused beautifully with a programme of contemporary and modern extensions undertaken over the past five years. It also benefits from private parking for 3-4 cars, and fabulous far reaching views.

The moment you enter into the hallway, your eye is immediately drawn past the sitting room and study/playroom, and through to the contemporary extended kitchen/family room, which is clearly the hub of this home. It was beautifully designed by St Cross Kitchens and features a range of soft grey and navy blue wooden cabinetry under a quartz work top, with an attractive centre island with overhanging breakfast bar. There is space for a large American fridge/freezer, along with integrated appliances, all offset with built in bookshelves and wine racks. There is ample room for a large kitchen table and sofa areas, and the room is beautifully bright courtesy of a long wall of windows and doors to the garden and light wells and Velux windows above filling the kitchen with light.

From the kitchen, there is a sliding pocket door leading into a spacious utility room with a side door to the garden. It is fitted with a long worktop, with a useful sink, space for appliances and room for hanging coats and drying racks. There is also a cloakroom, with a window to the side of the property.



SITTING ROOM:

The sitting room has a large deep bay window to the front of the property with fitted plantation blinds. It is a beautiful and restful room of almost 15' and features a striking and ornate fireplace with open fire, inset into a wide chimney breast, fitted with bookshelves and cupboards to either side.

As with many period houses, the wall has been removed to the adjacent room, which was formerly and traditionally the dining room, but now used as a study/playroom.



FIRST FLOOR: On the first floor, the principal bedroom is almost 16' wide, and is flooded with light courtesy of a large deep bay window and additional window to the front of the property, each fitted with plantation blinds; and the chimney breast has been fitted to either side with fitted wardrobe cupboards.

Bedroom three also has a fitted wardrobe, and bedroom four overlooks the garden. The family bathroom has been recently refitted and has bath, separate shower cubicle, and wc and basin inset into a range of warm grey cabinetry under a quartz surface.





SECOND FLOOR:

Stairs rise again to the second floor, where there is a further double bedroom (bedroom two) with exquisite far reaching views. It is fitted with cupboards and eaves storage, with a large window and skylights.

There is a further shower room on this floor, which is modern and contemporary. The walk in shower features a wall of soft blue brick style tiling, and the wc and basin are again fitted into warm grey cabinetry under a quartz surface under a skylight.





GARDENS: The gardens are a particular joy to this property. The front of the house is elevated from the pavement by a few steps, ensuring privacy from passers-by, and has a lawned front garden, with shrub borders and a pathway leading to the front door.

The rear garden is accessed from both the utility room and the kitchen. There is a large decked terrace, leading to a lawn with shrub borders and a large garden shed. This could be ideal for conversion to home office if required and the electricity supply to the main house has allowed for this.

PARKING: From the rear garden, a gate leads out to private parking for 3-4 cars.

THE PROPERTY

The property is located close to Winchester's City centre and High Street, and St Giles Hill where there are wonderful walks and elevated views of Winchester Cathedral and the whole of Winchester.

The current owners have undertaken a significant amount of updating and remodelling of their home over the past five years, and it should be noted that new sash windows are due to be installed imminently. All mains serviced attached. Council Tax E, EPC Band D

Approximate Gross Internal Area = 174.2 sq m / 1875 sq ft
Shed = 10.9 sq m / 117 sq ft
Total = 185.1 sq m / 1992 sq ft



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