



Rowe
& Co.

53 Pitt Road, Winchester

Winchester

£700,000

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This attractive four-bedroom semi-detached home forms part of the exciting Winchester Village community, an appealing development featuring a variety of homes set within charming streetscapes, complemented by mature planting and a beautiful woodland backdrop. The well-proportioned ground-floor accommodation comprises an entrance hall, spacious lounge, kitchen/dining room, separate utility room, cloakroom and study. To the first floor, there are four generously sized bedrooms, including a principal bedroom with en-suite facilities, alongside a contemporary family bathroom. Externally, the property benefits from a secluded rear garden, providing an ideal space for relaxing and entertaining, together with the added convenience of three allocated parking spaces.

LOCATION

Winchester Village is a stylish development situated on the outskirts of the city, just off Romsey Road. Bordered by a conservation area, the development enjoys an attractive setting while benefiting from excellent local amenities and convenient access to the Pitt Park and Ride. A children's play park is also just moments away. The area is well served by an excellent choice of primary and secondary schools, including Kings' School, approximately 0.6 miles away, and St Peter's Primary School, conveniently located opposite the entrance to the development. There is also easy access to the railway station and the city centre. The historic cathedral city of Winchester offers a wealth of attractions, including an excellent selection of independent coffee shops, traditional pubs, restaurants, a theatre, a cinema and, of course, its magnificent cathedral. For those who enjoy an active outdoor lifestyle, the development is ideally positioned between two excellent golf clubs, with an abundance of nearby footpaths to explore within the beautiful South Downs National Park.



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INSIDE

Upon entering the property, the generous hallway and high ceilings immediately create a wonderful sense of space, setting the tone for this welcoming family home. The hallway provides access to the convenient cloakroom, with stairs leading to the first floor. To the right is a substantial reception room, tastefully decorated and featuring a window overlooking the front aspect, creating a bright and inviting space to relax. To the rear, the spacious kitchen/diner has been beautifully presented and exceptionally well maintained by the current owners. It is fitted with a range of wall and base units, complemented by ample cupboard and drawer storage. A further door leads to the utility room and study, while French doors open directly onto the patio, creating a lovely connection between indoor and outdoor living. The first floor offers four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room and plenty of storage space. The three additional bedrooms are all excellent sizes and are served by the family bathroom. Overall, this is a beautifully presented and spacious family home, offering versatile living accommodation and a welcoming atmosphere throughout.

OUTSIDE

To the front of the property, a driveway provides off-road parking for one vehicle, with steps leading up to the front entrance. To the rear, there are two further allocated parking spaces, along with gated pedestrian access to the garden. The rear garden features a paved seating area, a lawn and raised decking, creating an ideal space for outdoor entertaining and relaxation.

Council Tax band: F - Tenure: Freehold - EPC Energy Efficiency Rating: B

- Four Bedrooms
- En-Suite To Master
- Three Allocated Parking Spaces
- Stunning Kitchen / Dining Room

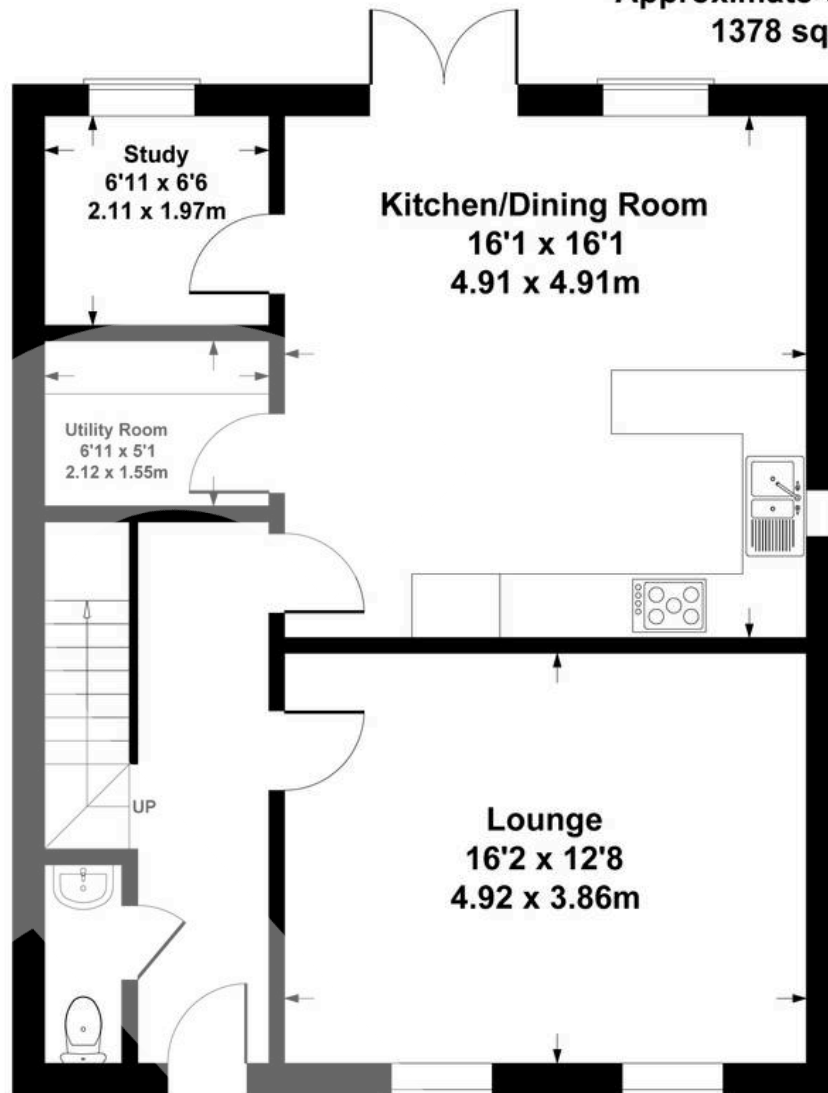


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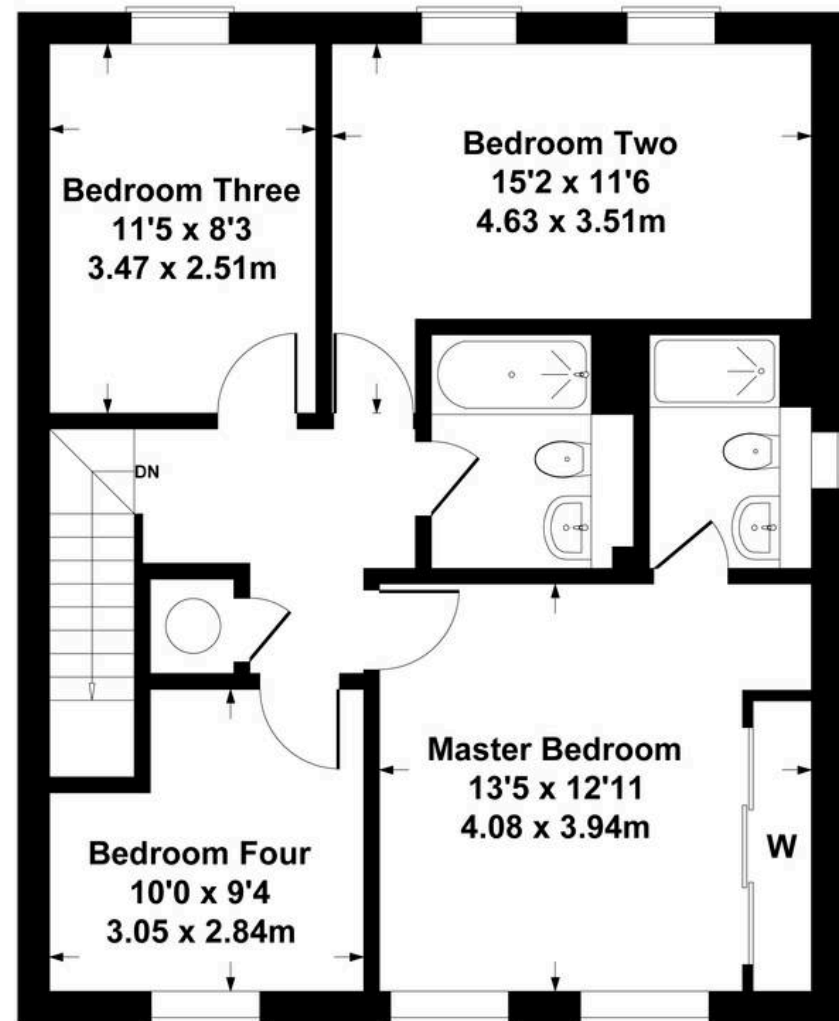


Pitt Road, 53

Approximate Gross Internal Area
1378 sq ft - 128 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.