Knight Frank



22 HYLDEBORNE ROAD

Winchester, Hampshire







22 HYLDEBORNE ROAD
WINCHESTER, SO22 6GX

An attractive detached home combines contemporary design with spacious and practical accommodation with a substantial double garage.

3	2	2	EPC B

Local Authority: Winchester City Council

Council Tax band: F

Tenure: Freehold

Service charge: approximately £150 pa

Offers in excess of: £795,000

The property is beautifully presented throughout and offers a welcoming sitting room, whilst the impressive open-plan kitchen/dining room provides an excellent space for everyday living and entertaining, with doors opening directly onto the garden. A cloakroom completes the ground floor accommodation. Upstairs, the generous principal bedroom benefits from fitted storage, an en-suite shower room and access to a private balcony, creating a wonderful retreat. Two further bedrooms are served by a modern family bathroom. Outside, the property enjoys a large driveway providing ample off-road parking and access to the detached double garage. To the rear, the enclosed garden is predominantly laid to lawn with a spacious terrace ideal for al fresco dining and summer entertaining.

Services: mains water, drainage, electricity and gas

Solar panel

EV charger





Approximate Floor Area = 118.9 sq m / 1280 sq ft
Garage = 42.7 sq m / 460 sq ft
Total = 161.6 sq m / 1740 sq ft





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112285

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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