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Kerr - Smiley
FREELANCE ESTATE AGENT

18 St Matthews Road, Winchester, SO22 6BT
Guide Price: £475,000 Freehold



18 St Matthews Road,

Weeke, SO22 6BT

2 Bedrooms, 2 Bathrooms

Guide Price: £475,000

- Extended two bedroomed property in sought after location backing onto St Matthews Field
- Opportunity to update and extend as required
- Living room with gas fire, separate dining room
- Kitchen with access door to garden
- Two double bedrooms, two bathrooms
- Southerly facing rear garden
- Off street parking, and space for garage if required (subject to planning)
- Close to local shops and bus routes
- In catchment for Weeke Primary School and Henry Beaufort Senior School
- EPC E; Council Tax D
- No onward chain





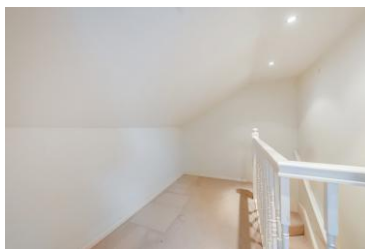
**18 ST MATTHEWS ROAD
WINCHESTER, SO22 6BT**

Tucked away in a quiet cul-de-sac in the highly sought-after area of Weeke, this detached two/three-bedroom home enjoys a superb position backing directly onto St Matthews Field, offering a rare sense of openness and privacy.

Conveniently positioned close to local shops, regular bus routes, and within catchment for both Weeke Primary School and Henry Beaufort School, this is a home that combines location, flexibility, and long-term potential.

Offered with no onward chain, the property presents an exciting opportunity for buyers to modernise, reconfigure or extend (subject to planning), with clear potential to enhance both the space and overall value.

The current layout provides a well-balanced arrangement, including a bright front-facing sitting room, a separate dining room (potential bedroom three) to the rear overlooking the garden, and a kitchen with direct external access.



AND SO TO BED:

A ground floor bedroom and bathroom offer flexibility for single-storey living or guest accommodation, while the first floor hosts a principal bedroom suite complete with en-suite.



LOCATION:

Weeke is a popular parish in Winchester within easy reach of the city centre and the mainline railway station with services to London Waterloo. Just along the road, there are local shops such as a Spar, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

The property is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance. 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

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Construction: Originally a detached single-storey property, understood to date from around 1960 with modern loft conversion and therefore construction is believed to be of traditional brick and block under a tile roof.

Overall plot size 0.10 acres.

Tenure: Freehold

EPC Band E

Council Tax Band D

Parking: Parking to the front of the property on its own private driveway.

Local Authorities: Hampshire County Council and Winchester City Council.

Utilities/services: Mains Water/Drainage, Electricity and Gas

Heating: Gas boiler for hot water and central heating

Broadband: (Source Ofcom):

Ultrafast Broadband available: 1000 mbps download and 100 mbps upload.

Flood Risk (Source: Govt Environment Agency):

Surface Water - very low; Rivers and Seas – very low.

EDUCATION:

Schooling: The property falls within catchment for Weeke School, The Henry Beaufort 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.





GARDENS:

Externally, the south-westerly-facing rear garden is a particular highlight, enjoying a sunny aspect and direct outlook onto the adjoining field.

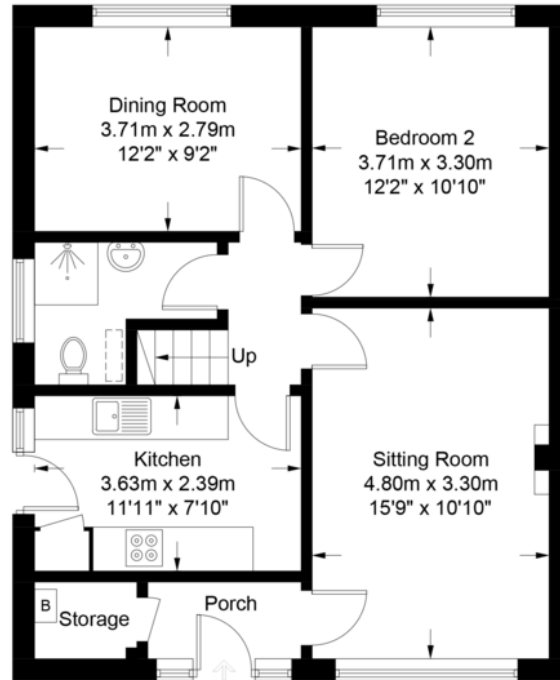
To the front, there is off-street parking and further scope to add a garage, subject to the necessary permissions.



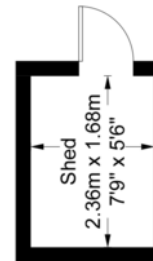
Approximate Gross Internal Area = 90.7 sq m / 976 sq ft
 Shed = 4.0 sq m / 43 sq ft
 Total = 94.7 sq m / 1019 sq ft



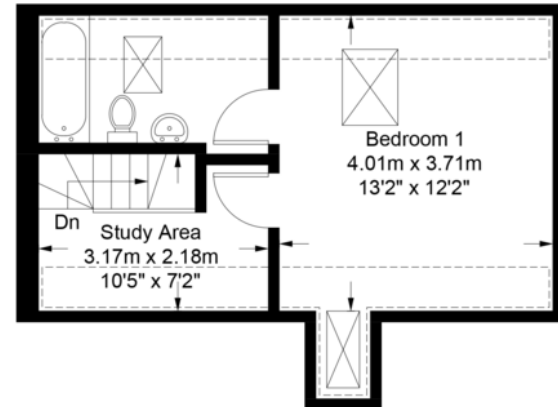
 = REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzco Marketing (ID1294706)

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