



12 St Matthews Road, Winchester, SO22 6BX

Guide Price: £395,000 Freehold



**12 St Matthews Road,
Weeke, Winchester
SO22 6BX**

2 Bedrooms, 1 Bathroom

Guide Price: £395,000

- Extended two bedroomed property in sought after location backing onto school playing fields
- Opportunity to update and extend as required
- Sitting/dining room with gas fire and access to the rear garden.
- Kitchen with access door to garden
- Two double bedrooms, shower room
- Corner plot location, southerly facing rear garden
- Off street parking and detached single garage
- Close to local shops and bus routes
- In catchment for Weeke Primary School and Henry Beaufort Senior School
- No onward chain
- EPC D; Council Tax D





**12 ST MATTHEWS ROAD
WEEKE, WINCHESTER
SO22 6BX**

Occupying an enviable corner plot in the ever-popular Weeke area of Winchester, this extended two-bedroom detached property presents a wonderful opportunity to create a truly lovely home.

With generous gardens, a southerly facing rear aspect, off-road parking and a detached garage, the property enjoys a particularly appealing position backing directly onto school playing fields, and adjacent to St Matthews Field.

Although now requiring modernisation and refurbishment, the property offers well-proportioned accommodation and considerable potential for buyers looking to put their own stamp on a property.

Whether simply updating the existing interior or exploring the possibility of further extension and reconfiguration, subject to the necessary consents, there is plenty of scope to transform this much-loved home into something rather special.

The accommodation is arranged entirely on one level, with an entrance porch leading through to the kitchen and a useful, generously sized storage room. The kitchen is fitted with a range of wall and base units and benefits from a door opening directly onto the garden.

An inner hallway connects the principal rooms, including the spacious sitting/dining room, which enjoys a pleasant outlook over the rear garden. With a gas fire providing a focal point and a door opening outside, this is a wonderfully proportioned room with the potential to become a bright and welcoming living space.

Both bedrooms are comfortable doubles, with the particularly generous principal bedroom positioned at the front of the property, where a wide window overlooks the front garden. The second bedroom enjoys a quieter position to the rear, with views across the garden.

A shower room completes the accommodation.





THE PROPERTY – USEFUL INFORMATION

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Construction: A detached single-storey property, understood to date from around 1960 with small rear extension. Construction is believed to be of traditional brick and block under a tile roof. Overall plot size 0.09 acres.

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Tenure: Freehold

EPC Band D

Council Tax Band D

Parking: Off-road driveway parking and garage, permit parking also available

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 in this area: 1000 mbps download and 1000 mbps upload.

Flood Risk (*Source: Govt Environment Agency*): Surface Water - very low; Rivers and Seas – very low.

LOCATION: One of the real highlights of this position is its proximity to St Matthews Field, which lies adjacent to the rear boundary, giving the property a wonderfully open setting and a lovely connection to the surrounding green space.

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 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.



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.



OUTSIDE: The gardens are an appealing feature of the property and offer a wonderful opportunity to create an outdoor haven.

TO THE FRONT: Set well back from the road, the home is approached via a pathway leading through the generous front garden, where an abundance of established planting provides a lovely sense of character and seclusion.

Although the gardens have become somewhat overgrown in recent years, there are some delightful plants waiting to be rediscovered, including mature shrubs and climbing roses.

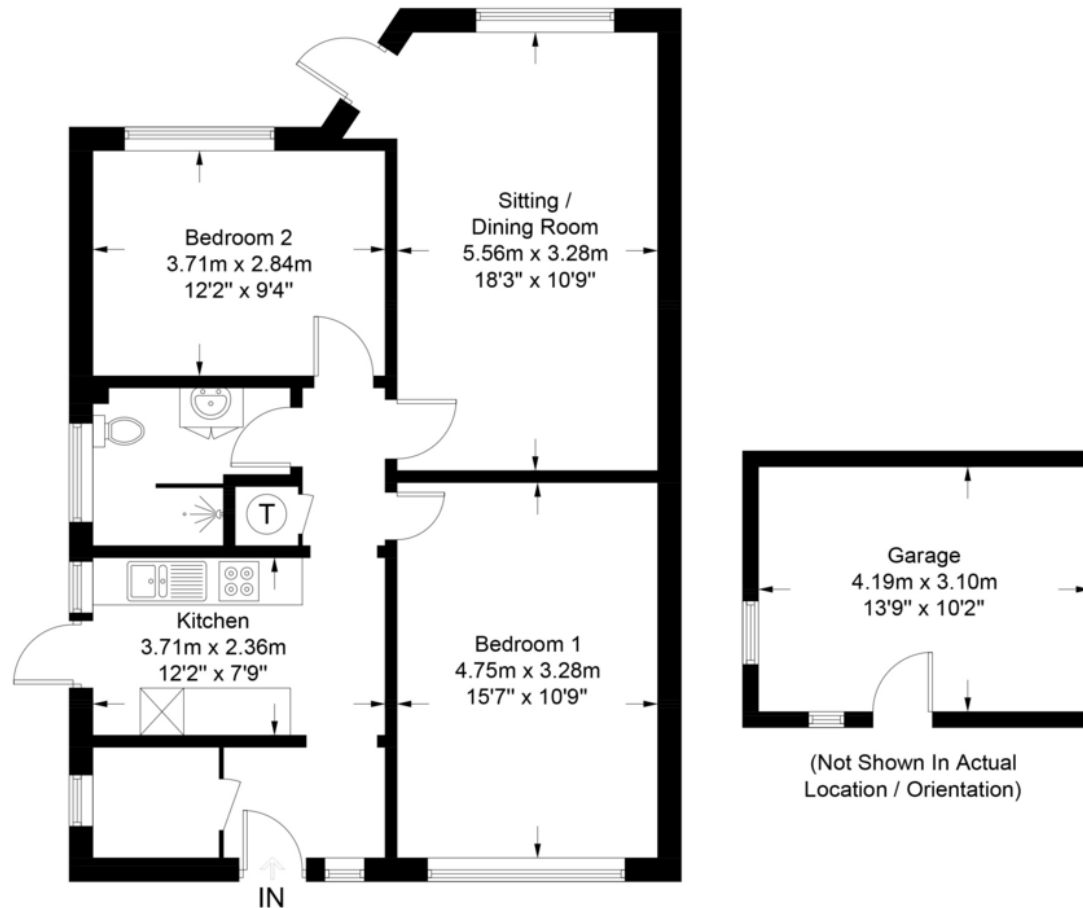


TO THE REAR: the southerly facing garden enjoys a good degree of privacy, with established trees and shrubs providing a leafy backdrop. A good-sized lawn, sunny patio area and space for a greenhouse offer plenty of possibilities for outdoor relaxation, entertaining or growing your own produce. Two garden sheds provide useful additional storage.

PARKING: The detached single garage is complemented by a block-paved parking area, accessed through double gates from the adjoining side road, providing convenient off-street parking.



Approximate Gross Internal Area = 69.8 sq m / 751 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 82.8 sq m / 891 sq ft



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