



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

Winchester, SO22

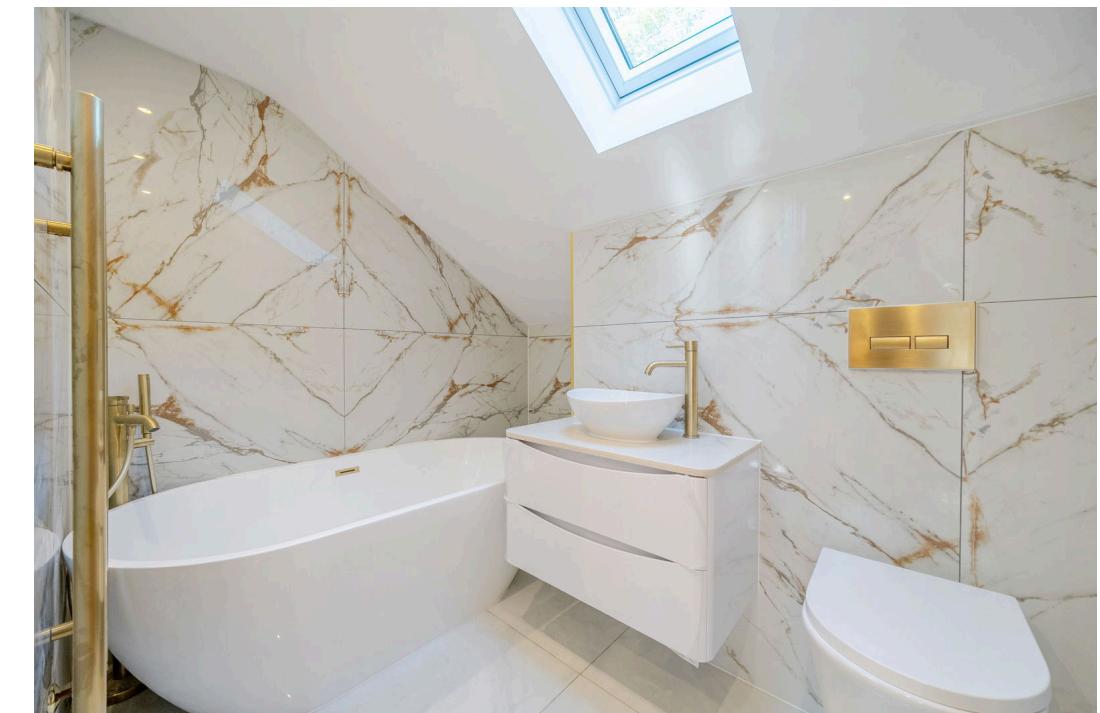
Guide Price £1,050,000

 4  3  2



A RARE FIND - EXCLUSIVE BRAND NEW STUNNING FOUR BEDROOM SEMI-DETACHED HOME IN A PRIVATE TWO-HOME DEVELOPMENT

Set within a unique, boutique development of just two properties situated in a desirable area within a short walk from the historic heart of Winchester and mainline train station. This beautifully crafted brand new four bedroom semi-detached home offers the perfect balance of modern design and opulent style living. Tucked away from the bustle, yet close to local amenities and transport links, this property offers all the advantages of a peaceful setting without compromise on convenience. With only one other home in the development, this is a truly exclusive opportunity not to be missed. The property boasts 1996 sq. ft of stunning accommodation with clean architectural lines, high-spec finishes, and an inviting sense of space throughout. Upon entering, you will discover a bright, contemporary interior, where an abundance of glazing and a carefully considered layout create a light and airy atmosphere. The stunning open-plan kitchen, dining, and living area forms the heart of the home, perfect for both everyday living and effortless entertaining. Sleek cabinetry, a lavish island, wine cooler, integrated appliances, and soft-touch finishes give the kitchen a refined edge, while a separate utility room offers added convenience and clutter free living. This fabulous property also features a wonderful garden room, bathed in natural light, ideal as a home office, studio, gym or relaxation space, offering year round versatility. A WC completes the ground floor accommodation. The first floor offers three generously sized stylish bedrooms, bedroom two benefiting from a beautifully finished en-suite shower room. A beautiful family bathroom, featuring elegant tiling and quality fittings, serves the remaining bedrooms. The second floor continues to please with a splendid and spacious principal bedroom suite offering an enviable dressing area and a stylishly designed ensuite shower room. **Energy efficient, low maintenance, this desirable home also benefits from private parking, underfloor heating, air conditioning throughout and excellent access to outstanding schools, and the cultural buzz of Winchester's city centre.** The side and rear garden offers a private, enclosed setting, mainly laid to lawn. There is also a single garage to the side of the property with an electric car charging point.



Approximate Gross Internal Area = 165.3 sq m / 1779 sq ft
 Garage = 20.2 sq m / 217 sq ft
 Total = 185.5 sq m / 1996 sq ft



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. (ID1269093)



- An Exceptional And Exclusive Brand New Semi-Detached Property
- Four Double Bedrooms
- Stylish Open Plan Kitchen/ Dining/ Living Area
- An Attractive And Versatile Garden Room
- Underfloor Heating / Air Conditioning
- Appealing Gardens/ Off Road Parking/Garage
- Light Filled Spacious Rooms/ Boasts 1996 Sq. Ft
- Sought After Location
- 10 Year New Build Warranty
- Close To Town And Mainline Station

Energy Efficiency Rating

