Knight Frank



3 FELLOWES RISE

Winchester, Hampshire, SO22 5SY



AN EXCEPTIONAL TOWNHOUSE, A SHORT WALK FROM WINCHESTER CITY CENTRE, WITHIN THIS HIGHLY REGARDED MODERN DEVELOPMENT.

A spacious, stunning house, arranged over four thoughtfully designed floors. The property benefits from a delightful two-level attractive garden. Finished to an impressive standard throughout, offering stylish contemporary living with versatile accommodation.



Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Service charge: £672 twice a year

Guide price: £1,500,000





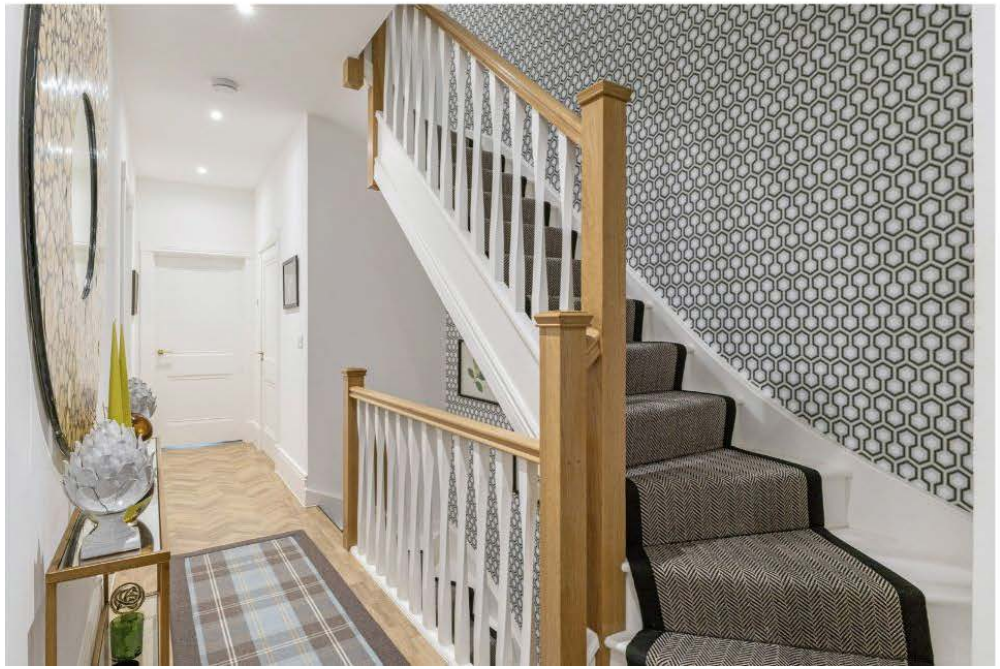
The welcoming entrance hall leads to a generous ground floor sitting room, a bright and elegant space with large windows and a Juliet balcony drawing in natural light and overlooking the rear garden. The ground floor also houses a large integral garage and cloakroom. The home's true focal point is the spectacular lower ground floor, where an expansive open-plan kitchen, dining and family room extends the full width of the property. This sociable space provides ample room for entertaining and everyday living, with integrated appliances, a breakfast bar, dining area and relaxed seating space. Bi-fold doors open directly onto the landscaped rear garden. A separate utility room and additional cloakroom complete this level. The upper floors provide five bedrooms, arranged across the first and second floors. The first floor provides two generously proportioned bedrooms, both benefit from a dedicated dressing room and luxurious en suite bathroom, while the principle bedroom is further enhanced by a private balcony. The second floor features three double bedrooms and a study, served by a beautifully presented family bathroom. Externally, the property enjoys the advantages of side gate access with an attractive rear garden combining a well-proportioned, paved seating terrace and steps up to an additional garden laid to lawn which offers a private setting for outdoor dining and entertaining. The property also benefits from a double parking space, together with access to a concierge and communal gym.

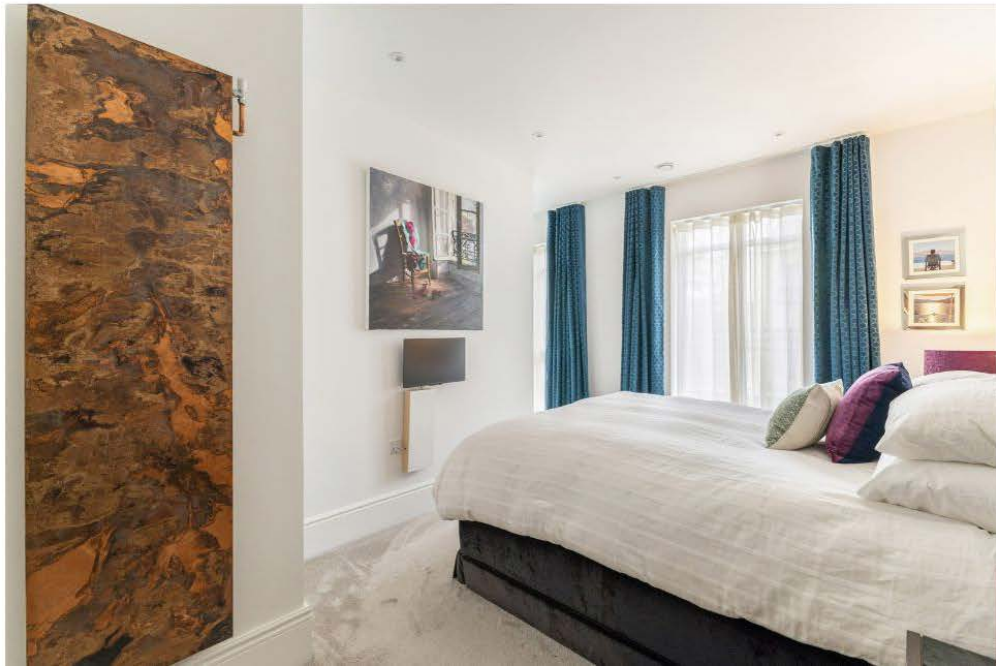
Services:

All connected to mains

















Approximate Floor Area = 235.6 sq m / 2536 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 253.9 sq m / 2733 sq ft



Lower Ground Floor | Ground Floor | First Floor | Second Floor

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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