



## 45 FRASER GARDENS, WINCHESTER

Hampshire, SO22 5GB



# FRASER GARDENS, WINCHESTER

A stunning, contemporary town house with off street garage parking



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EPC

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Local Authority: Winchester City Council

Council Tax band: F

Tenure: Freehold

Annual service charge for car park and communal gardens (leasehold car park - 2 spaces allocated) £950.

**Guide price: £975,000**

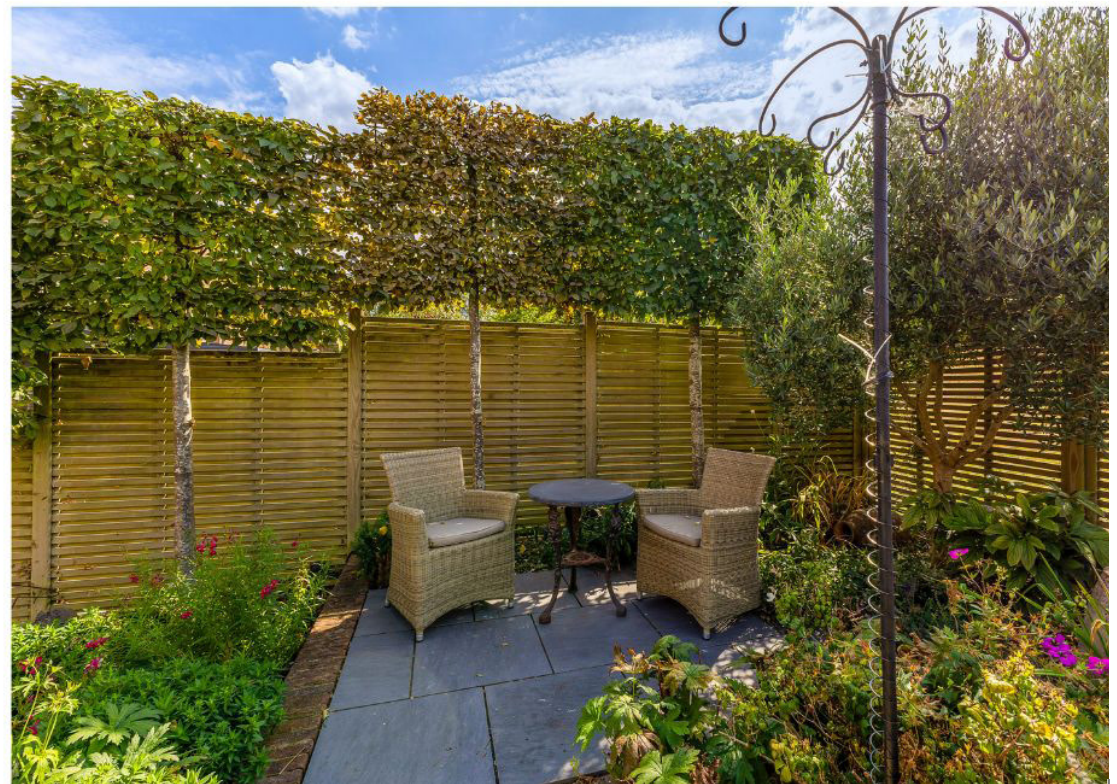


THIS BEAUTIFULLY REMODELLED END-TERRACE HOME, LOCATED TO THE RURAL EDGE OF WINCHESTER, ENJOYS SEAMLESS ACCESS TO BOTH THE CITY AND THE SURROUNDING COUNTRYSIDE.

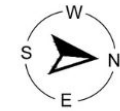
Designed with modern living in mind, the property offers spacious, light-filled interiors and high-end finishes throughout. Upon entering, the hallway provides access to all the main living areas. To the front, a versatile family room, currently used as a gym and study, at the rear, the German-designed kitchen has an extensive range of base and eye-level units, luxurious porcelain worktops, and a stylish peninsula. A selection of premium Miele integrated appliances and a fitted under-counter wine fridge completes the sleek design. Adjacent to the kitchen is a separate utility room with convenient side access. Ascending to the first floor, you'll find the elegant formal reception room, which enjoys far-reaching views across the landscape. This generous, light-filled space features bi-folding doors leading onto a private balcony. Also on this level, the principal bedroom suite has been thoughtfully designed, complete with a recently refitted en suite and a walk-in wardrobe. The top floor accommodates three further bedrooms, including a second en suite and a stylish family bathroom. Bi-folding doors open from the kitchen onto the landscaped westerly-facing garden, flooding the space with natural light and creating a seamless indoor-outdoor flow. The landscaped rear garden has been beautifully designed with a porcelain tiled patio, raised beds filled with mature shrubs, and pleached trees offering additional privacy. Furthermore, there are two allocated undercroft parking spaces located within a secure garage, with additional visitor parking available.







Approximate Floor Area = 183.7 sq m / 1977 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. (ID767266)



We would be delighted  
to tell you more.

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