Toby Gullick

INDEPENDENT PROPERTY SPECIALIST

61 St Cross Road | Winchester

Guide Price £800,000

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Handsome and Characterful

Handsome and Characterful, this attractive Grade II listed four bedroom Georgian townhouse exudes beautiful, elegant period features and provides four floors of splendid and substantial accommodation, boasting over 2000 Sq ft. Ideal for anyone who desires character and comfort with extensive classically proportioned space and benefits from being in school catchment for St Faiths Primary and Kings' Secondary. Ideally located in a prestigious residential area of St Cross, which lies only half a mile away from the centre of the Cathedral City of Winchester. The house displays original elegant character features, including appealing sash windows and desirable stripped wooden floorboards. The well proportioned accommodation stretches over four floors, including the versatile, spacious cellar space which offers potential for many uses.

The welcoming entrance hall leads to an elegant light filled sitting room to the front aspect of the property with an attractive period fireplace and ornate shelving. Following on beyond the stairs and the door to the large and versatile cellar, to the formal well appointed dining room, aesthetically pleasing with its sumptuous fireplace , decorative, ornate skirting and dado rail. At the rear of the house is a downstairs shower room, as well as a fitted kitchen comprising cream shaker style cupboard units with ample storage, wooden work tops and tiled flooring which continues through to the light and airy Conservatory.

On the first floor, which is wonderfully light, there are two large double bedrooms complete with built in cupboards, pleasing period fireplaces and bedroom two benefitting from spectacular views of St Catherine's Hill and beyond. A family bathroom completes this floor.

The Second floor continues to impress with two further double bedrooms complete with appealing period fireplaces and bedroom three offering the same beautiful views and a generously sized elegant bathroom with roll top bath completes the second floor accommodation.

OUTSIDE

The amazing , extended lengthy rear garden is perfect for family outdoor living and is well stocked with apple trees and other mature shrubs and benefits from a large patio area near the conservatory ideal for entertaining and Alfresco dining. The property provides four permit parking spaces.

LOCATION

The property lies within the parish of St. Cross. Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world class attractions which includes the magnificent cathedral. The city itself offers a wide and varied selection of unique independent, Boutique shops and historical attractions, along with a choice of fine dining eateries, contemporary bars and cultural cinema and renowned theatre productions.

Winchester is perfectly located for the commuter, family or professional, within a 1 hour commute of London Waterloo by train. Road links are equally conveniently accessible with the M3, A34, A303 and M27 close to hand giving ease of access to The South Coast, The New Forest, Wiltshire and Dorset. Winchester has some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom.

KEY INFORMATION

- A Handsome Georgian End Of Terrace Period Townhouse
- Four Double Bedrooms
- Three Reception Rooms
- Two Bathrooms
- A Versatile Cellar With Potential For Many Uses
- An Attractive Extensive Lengthy Garden
- Close To The City Centre And Mainline Railway Station
- Prime Location
- School Catchment For St Faiths Primary And Kings Secondary School

Approximate Gross Internal Area = 162.9 sq m / 1753 sq ft
Basement = 28.4 sq m / 306 sq ft
Total = 191.3 sq m / 2059 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. (ID1126483)

PROPERTY INFORMATION

Tenure – Freehold
Local Authority – Winchester City Council
Council Tax – Band F
EPC – Grade II listed

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.
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