



**Edgar Road, Winchester, SO23 9SJ**  
Winchester

**£725,000**



**Bedrooms: 3 | Bathrooms: 2 | Receptions: 3**

A thoughtfully designed interior where every detail caters to modern living. The entrance hall sets the tone, leading to a flexible home office and a spacious sitting room, featuring twin Juliet balconies.

On the lower ground floor, an impressive social kitchen with sleek quartz worktops, a feature Peninsula island with inset hob and rising extractor, wine fridge, and walk-in larder cupboard. Perfect for everyday life and unforgettable entertaining, with double doors opening directly into the private courtyard garden.

A guest WC, laundry room, and additional storage complete the lower ground floor.

#### Bedrooms

The first floor offers a large double bedroom with direct access to a private balcony, capturing wide-reaching views across Winchester. A third bedroom provides flexibility ideal as a guest room, or creative space and the family bathroom is finished to a high standard with vanity storage and contemporary fittings.

The top floor is devoted to the principal suite, with bespoke storage, views of St. Catherine's Hill, and a stylish en-suite shower room.

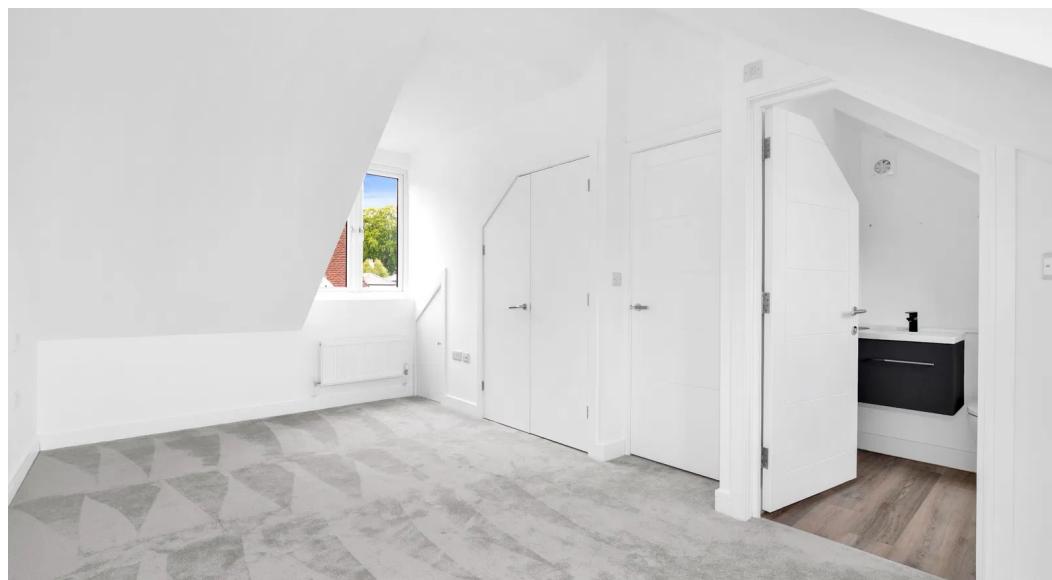
#### Outside

The property makes the most of its location with a smart front approach and a rear courtyard garden, designed for easy upkeep and fitted with timber planters and discreet storage.

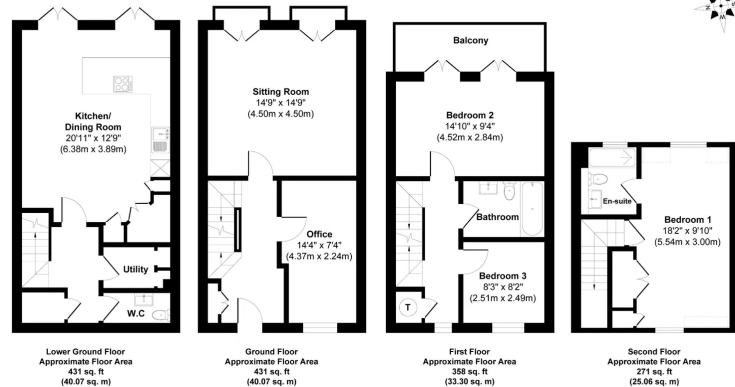
#### Location

Edgar Road lies in the heart of St. Cross, one of Winchester's most sought-after conservation areas. Just 0.4 miles from the pedestrianised High Street, it offers easy access to independent shops, restaurants, and cinema. Nearby are Winchester College, the Cathedral streets, the water meadows of the Itchen, and St. Catherine's Hill with its far-reaching views.





**Edgar Road**  
Approx. Gross Internal Floor Area  
1491 sq. ft / 138.50 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Produced by Home Focus Studio Ltd.



**James Mott**  
**Independent Estate Agent**  
07788 113 895  
james.mott@exp.uk.com  
<https://jamesmott.exp.uk.com>