



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

2 Monarch Way,  
Guide Price £795,000

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**THE PERFECT WINCHESTER FAMILY HOME - FOUR BEDROOM  
DETACHED , MODERN, STYLISH AND IDEALLY POSITIONED WITHIN  
ONE OF WINCHESTER'S MOST DESIRABLE SETTINGS**

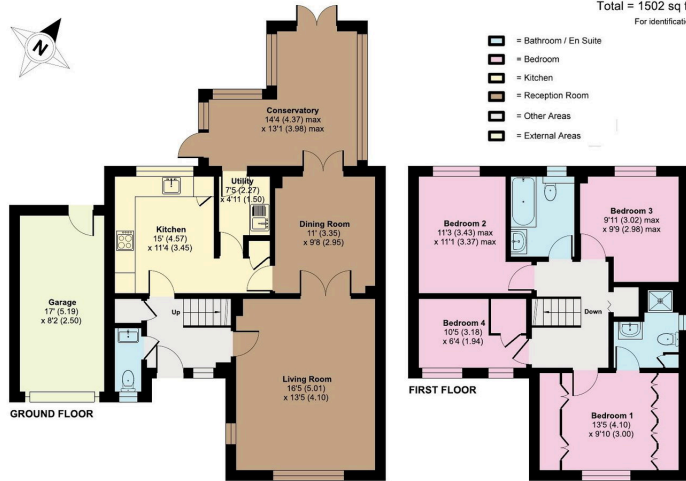
**Kings School Catchment/ True Curb Appeal/ No Forward Chain/  
Beautifully Presented Light Filled Rooms/Generously Sized Garden/  
Quiet Cul-de-Sac Position/Excellent Access To Winchester City  
Centre And Railway Station**

Occupying a peaceful position within an established residential cul-de-sac and offered to the market with no forward chain, this attractively presented four-bedroom detached residence combines generous family accommodation, elegant entertaining space and a highly desirable location close to some of Winchester's most sought-after schooling. Stepping inside, a bright and welcoming reception hall immediately sets the tone, introducing the home's light-filled interiors and effortless flow. The spacious sitting room forms an elegant yet comfortable principal reception space, centred around a feature fireplace and enjoying an abundance of natural light from large windows overlooking the front aspect. Warm wood flooring and generous proportions create an inviting setting for both everyday relaxation and hosting guests. The separate dining room provides a refined backdrop for formal entertaining, family celebrations and memorable dinner parties, while enjoying direct access to the conservatory beyond. At the heart of the home lies the well-appointed stylish kitchen, where timeless cabinetry is complemented by granite worktops and a practical breakfast bar. Designed as a natural gathering place for family and friends, the space effortlessly combines style with functionality. A separate utility room provides valuable additional storage and laundry facilities. The first floor offers four beautifully arranged bedrooms, all enjoying peaceful outlooks towards mature trees and established greenery. The principal suite serves as a tranquil retreat, complete with fitted wardrobes, built-in cabinetry and a private stylish en-suite shower room. A contemporary family bathroom completes the accommodation. The spacious rear garden has been thoughtfully designed to provide both privacy and practicality. The garage, garden shed and driveway further enhance the home's practicality and storage provision.



### Monarch Way, Winchester, SO22

Approximate Area = 1362 sq ft / 126.5 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1502 sq ft / 139.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Toby Gullick Independent Family Estate Agents REF: 1482903

- An Distinguished And Desirable Detached Family Home
- Principal Suite With Modern En-Suite Shower Room And Fitted Storage
- Separate Dining Room Perfect For Entertaining
- Garage, Private Driveway, Garden Shed
- Quiet Cul-de-Sac Setting Close To King's School
- Four Double Bedrooms Each With Outlined Tree Views
- Spacious Light Filled Sitting Room With Feature Fire Place
- Bright, Sun Filled Conservatory Overlooking The Private Rear Garden
- Mature And Low Maintenance Rear Garden / No Forward Chain
- Excellent Access to Winchester City Centre, Mainline Station and Local Amenities

