



Nony
Kerr - Smiley
FREELANCE ESTATE AGENT

112 St Cross Road, Winchester, SO23 9RE
Guide Price: £1,250,000 Freehold

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in association with
MARTIN&CO

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4 Bedrooms, 2 Bathrooms

Guide Price: £1,250,000

- Beautiful detached four-bedroom Edwardian property with original features and parking
- Sought-after St Cross location
- Modernised and in excellent decorative order
- Stunning contemporary split-level kitchen/dining room with bi-fold doors to garden
- Drawing room with open fireplace and further sizeable reception room with fireplace
- Large principal bedroom, plus three further doubles and two bathrooms
- Utility room and cloakroom
- Enclosed sizeable west facing rear garden and off-street parking
- Kings School Catchment and St Faiths School preference area
- Situated just over a mile from Winchester mainline station
- Council Tax Band G, EPC Band D



**112 ST CROSS ROAD
WINCHESTER
SO23 9RE**

An elegant detached early Edwardian home in prestigious St Cross, beautifully modernised and combining generous period accommodation with an exceptional contemporary kitchen, a west-facing garden and valuable off-street parking.

The property beautifully marries the timeless character and original charm of its Edwardian heritage with thoughtfully considered modern additions, including a sympathetically designed ground-floor, complemented by modern double and secondary glazing to enhance warmth, comfort and energy efficiency.

Set in one of Winchester's most sought-after residential areas, this handsome four-bedroom detached home offers an appealing balance of period character and accomplished modern living.

Beautifully presented throughout and extending to almost 2000 sq ft internally, the house has the proportions required of a family home while remaining equally attractive to buyers looking to downsize without compromising on entertaining space, bedrooms or location.

The centrepiece is undoubtedly the superb split-level kitchen and dining room. Benefitting from underfloor heating and extending to almost 30ft in length, it is a wonderfully light and sociable space, finished in an elegant contemporary style with an extensive range of cabinetry, stonework surfaces and a substantial central island incorporating breakfast-bar seating.

The change in level subtly defines the dining area, while wide bi-fold doors open directly onto the garden, creating an excellent connection between the house and outside space.





The remainder of the ground floor provides considerable versatility.

To the front is a well-proportioned sitting room with deep Edwardian square bay window and feature fireplace, whilst the drawing room sits to the rear of the property with fireplace and floor to ceiling French Windows opening to the garden, providing valuable additional living space and retains a fireplace.

Each of these gracious reception rooms feature wonderfully high ceilings, cornicing and picture rails, synonymous with elegant houses of this era.

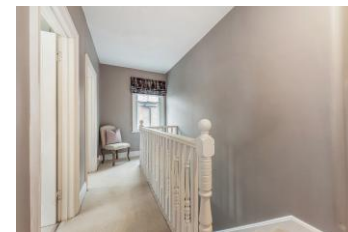
A cloakroom, utility facilities and the practical arrangement of the accommodation make this an especially comfortable house for everyday living as well as entertaining.





Upstairs are four double bedrooms, an increasingly rare feature in a house of this character. The principal bedroom is particularly generous, while the remaining rooms offer flexibility for family, guests or home working. A stylish and generous family bathroom is complemented by a separate modern shower room, both serving the first-floor accommodation.

The generous loft space is accessed via a fitted ladder from the first floor landing and benefits from lighting, providing extensive and useful storage while also housing the boiler. The space also offers potential for further development or extension, subject to the necessary planning consents.





THE PROPERTY – USEFUL INFORMATION

TENURE: Freehold

CONSTRUCTION: The property is believed to have been built in 1906 and to have been constructed of traditional materials in common use at the time, such as red brick elevations under a slate roof.

CONSERVATION AREA: The property is situated within the Winchester Conservation Area

SERVICES: All mains services connected. Gas central heating.

Council Tax Band G, EPC Band D

PARKING: Off street for one car. Permit parking available via Hampshire County Council

LOCAL AUTHORITIES: Hampshire County Council, Winchester City Council

BROADBAND: Regular 14mbps Superfast 42mbps Ultrafast 1000mbps Estimates via Ofcom broadband checker

FLOODING: (Source: Environment Agency) Rivers and Seas: Very Low Surface Water: Very low



LOCATION:

The St Cross area is one of the prime residential locations of Winchester. The mix of ancient buildings, Roman, Norman and medieval as well as river walks, leafy gardens and wide tree lined streets, coupled with open playing fields and a flat walk into the town centre, past the walls of Winchester College and the Cathedral, all combine to make this an attractive and highly sought after place to live.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance, as well as the Winchester Railway Station for easy access to London Waterloo.

Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.



EDUCATION:

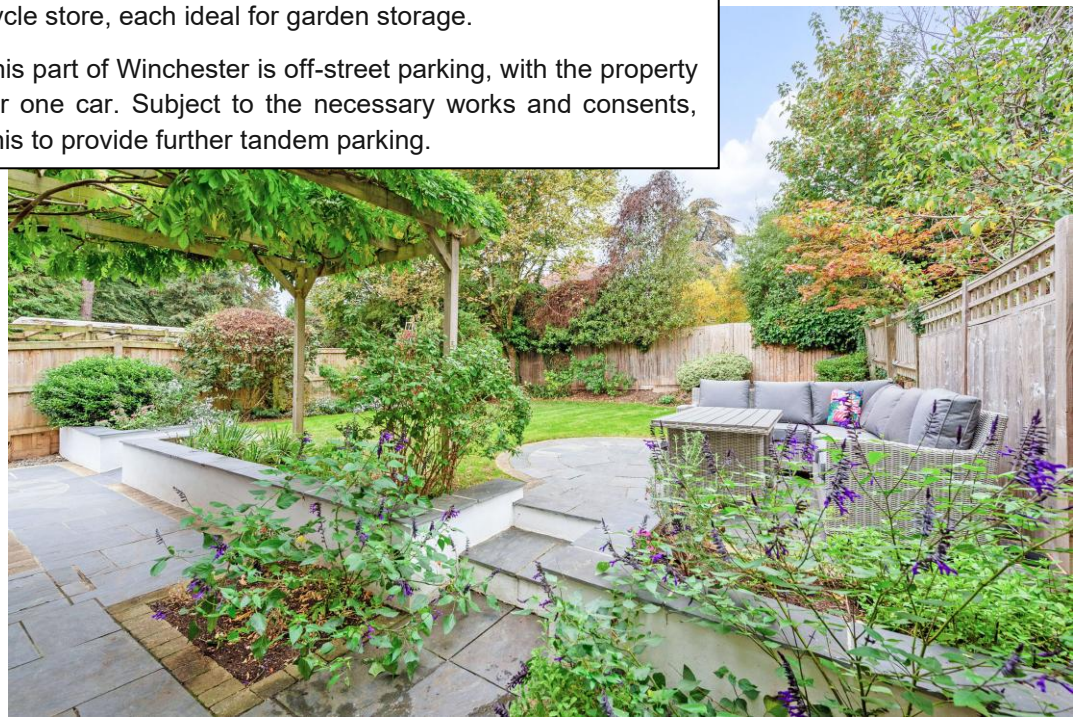
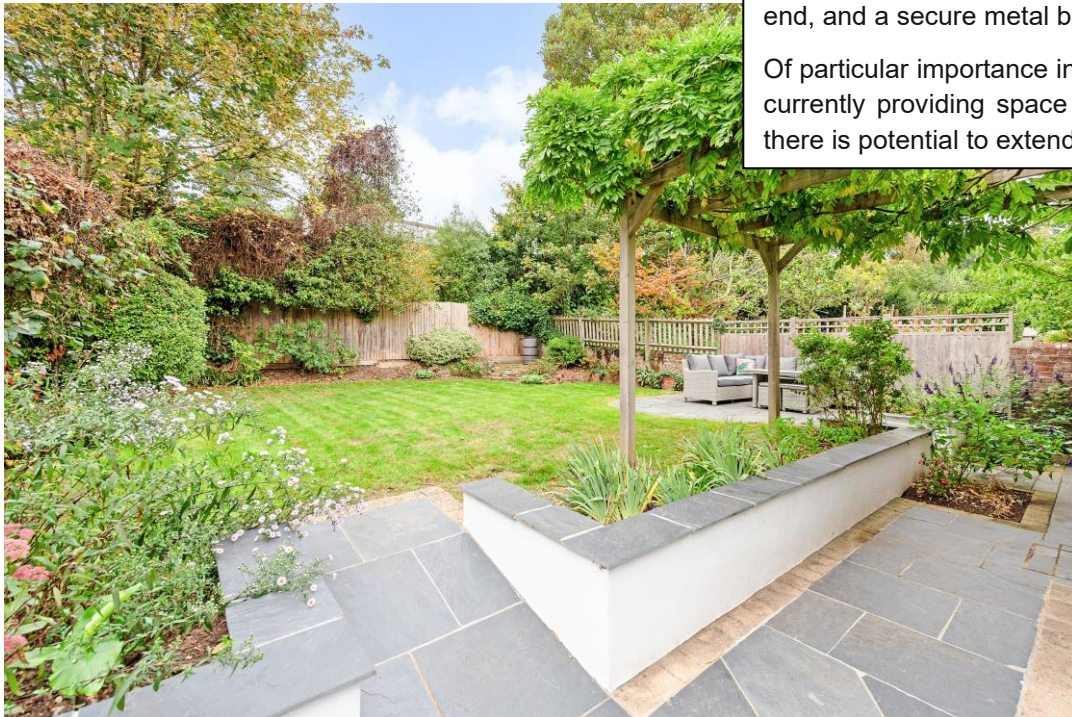
SCHOOLING: The property falls within catchment for The Kings' School. It is also within the St Faith's CofE Primary School preference area, in addition to Stanmore Primary School, each of which are just a short walk away.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI (with a school bus pick up point nearby), and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.

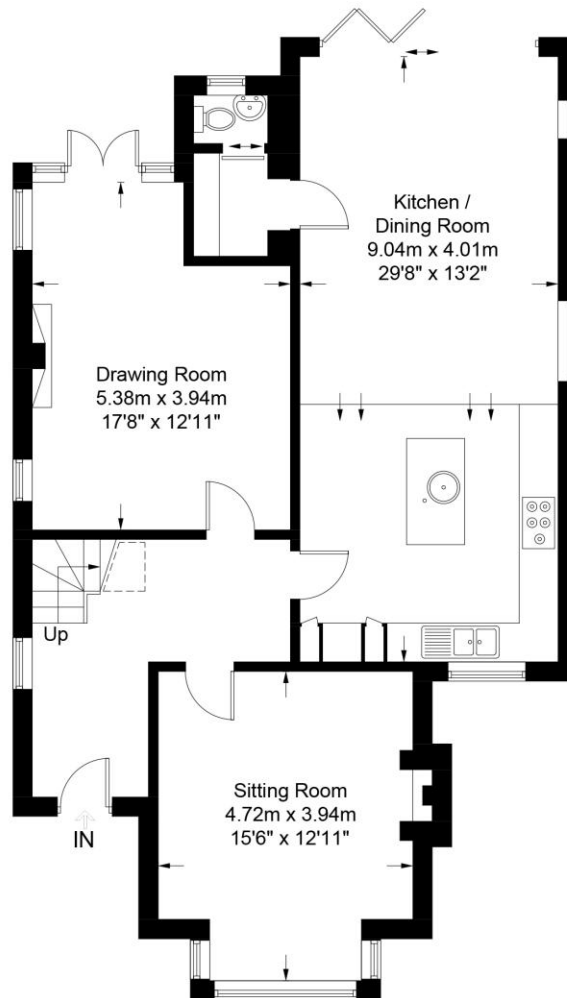


Outside, the house enjoys a sizeable, enclosed west-facing rear garden, with large patio and terrace, providing an attractive and private setting for afternoon and evening sun. Established planting gives the garden maturity and character, complemented by a wisteria-clad pergola. There is also a good-sized shed, usefully accessible from either end, and a secure metal bicycle store, each ideal for garden storage.

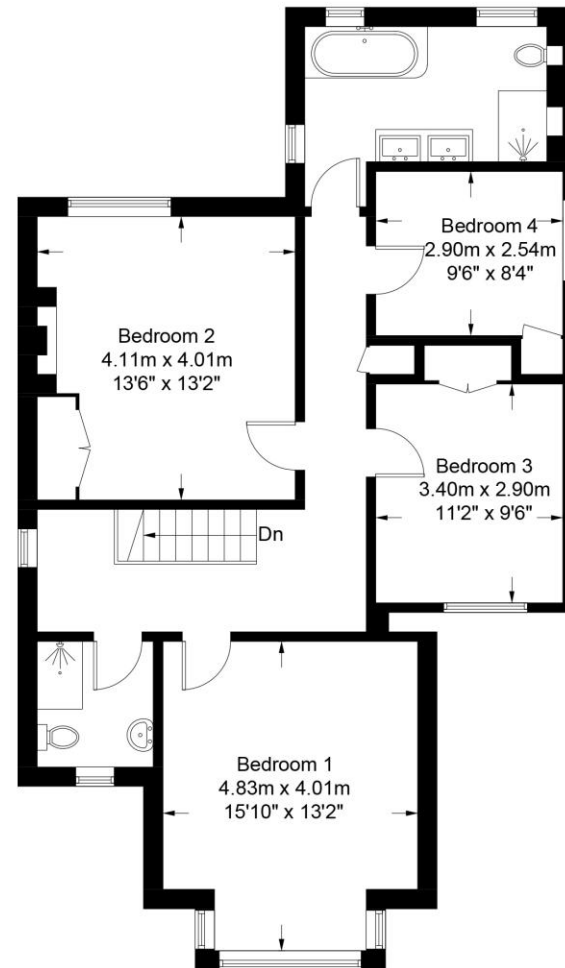
Of particular importance in this part of Winchester is off-street parking, with the property currently providing space for one car. Subject to the necessary works and consents, there is potential to extend this to provide further tandem parking.



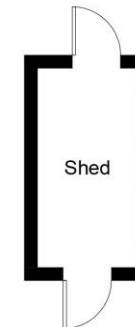
Approximate Gross Internal Area = 178.9 sq m / 1926 sq ft
 Outbuildings = 8.1 sq m / 87 sq ft
 Total = 187.0 sq m / 2013 sq ft



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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