



St. Faiths Road, St Cross, Winchester, SO23 9QD

Winkworth

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Beautifully Presented Family Home in Sought After Location

This period property was the local store in the early 1900s and offers the opportunity to own a piece of St Cross history. It has since been sympathetically converted and extended to produce an immaculately presented home with superb family accommodation. The sunny aspect of many of the windows gives the house an abundance of natural light, adding to the spacious feel throughout - contemporary window shutters have been recently fitted to add privacy when required.

On entering the property, the welcoming entrance hall divides the middle of house with the principal reception rooms situated on either side. These rooms are connected by the stunning, solid oak, herringbone flooring which flows throughout the hallway and reception space. The impressive, double aspect sitting room lies to the front and features an attractive wood burner inset within the fire surround. The elegant, light-filled dining room has plenty of space for a large table and chairs and features a handy utility cupboard with space and plumbing for a washing machine. A door leads through to the rear of the property where there is a useful downstairs WC and a step down to the stylish Neptune fitted kitchen. The kitchen itself is well appointed and bright with base and eye-level units providing plenty of storage. Integrated appliances include Neff Dishwasher and Fridge Freezer, Quooker tap and space for a range-style cooker. French doors open onto the patio and garden beyond.

Stairs rise from the hallway to the first floor where there are three double bedrooms and a good-sized single. The principal bedroom is situated at the front of the house and is an excellent size, with plenty of natural light courtesy of its double aspect. Both this room and bedroom two to the rear benefit from built-in Sharps storage, while bedroom four also has the advantage of integrated wardrobes. A striking, modern family bathroom with roll-top bath and separate shower completes the accommodation on this floor.

Unusually, the house has a large cellar which is accessed externally and provides considerable storage. There is side access to the pretty rear garden which is laid with low-maintenance artificial grass, a newly fitted paved patio area and shrub borders. A fantastic purpose-built modern outbuilding is situated at the rear of the garden and is fully set up for home office or entertainment space with full light and power and underfloor heating for the colder weather. Bifold doors open onto the garden.

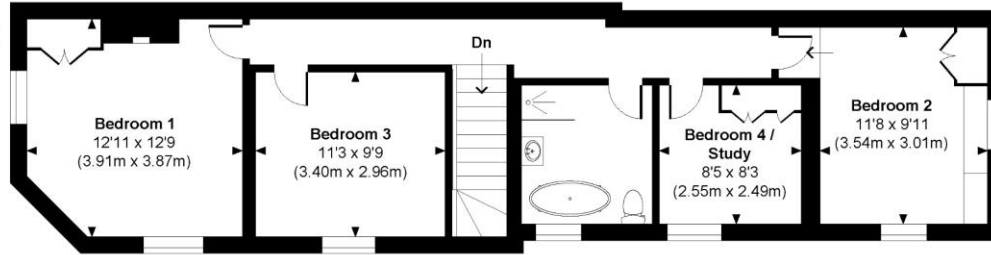
Permit parking is available on the road.



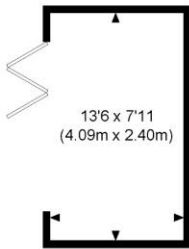


St Faiths Road

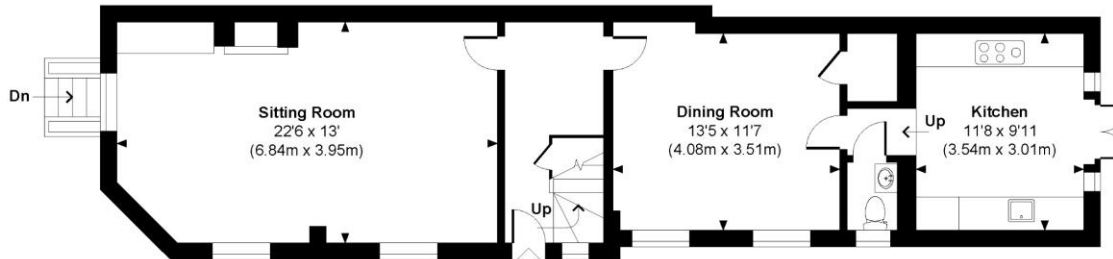
Approximate Gross Internal Area
 Main House = 1390 Sq Ft / 129.17 Sq M
 Cellar = 338 Sq Ft / 31.36 Sq M
 Total = 1728 Sq Ft / 160.53 Sq M
 Office = 106 Sq Ft / 9.82 Sq M
 Total = 1834 Sq Ft / 170.35 Sq M
 Outbuildings are not shown
 in correct orientation or location.



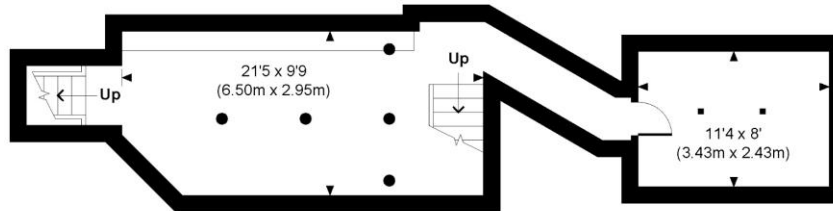
FIRST FLOOR



OFFICE



GROUND FLOOR



CELLAR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Directions

Head in a southerly direction out of Central Winchester along St Cross Road. Go past the petrol station on your left and take the next left into Kingsgate Street. Turn right into St Faith's Road and the property is on the left, on the corner of St Faith's Road and Clausentum Road.

Location

St Faiths Road is one of the most desirable roads in Winchester, being positioned within the St Cross area of the city, famed for its grand period houses. St Cross is also home to Winchester College and offers easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), and a level walk into the city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The house is situated in the catchment area for St Faith's Primary and Kings Secondary and is also close to good local private schools. The lovely water meadows offer pretty walks nearby.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth

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