



Manor Road, Winchester, SO22 5SN



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Superb Contemporary Home with Off Street Parking

A well-presented, three-bedroom, end of terrace home in this exclusive development, built by Bovis Homes in 2015. The property has been finished to a high specification throughout and is set in a peaceful location.

The spacious entrance hall, which has a generous understairs utility cupboard with space and plumbing for a washing machine and a smart shower room with WC, leads to the open plan kitchen/sitting/dining room. The kitchen itself is well-appointed and bright with modern sleek units providing a good amount of cupboard space. Integrated appliances including oven, grill and hob and there is space for further freestanding appliances. The dining area has plenty of room for a table and chairs and additionally has the advantage of built-in storage. It leads through to the lovely, light sitting room with double patio doors opening onto the rear garden.

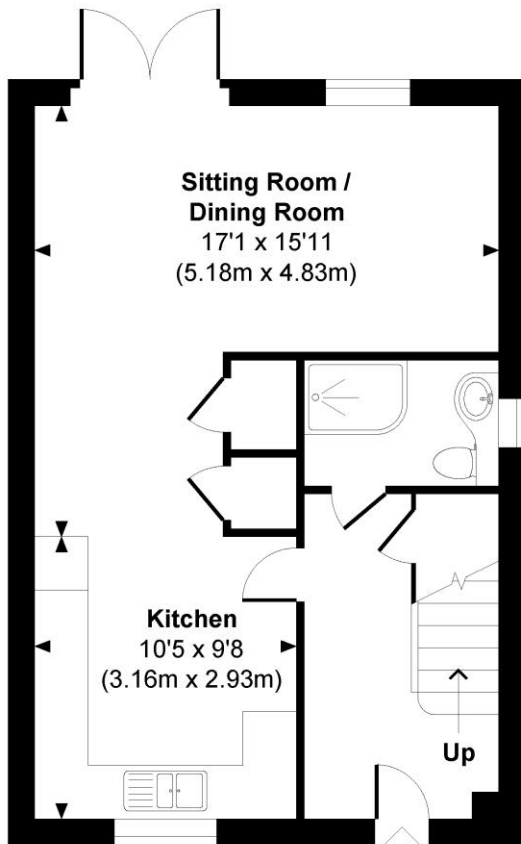
Stairs rise to the first floor where there are three bedrooms. The principal bedroom is a very generous size, complete with built-in wardrobes, and the second bedroom is another good-sized double. The third bedroom is a single and, along with bedroom one, has views over the garden. The stylish, modern bathroom with bath and shower over completes the accommodation on the first floor.

To the front of the house lies a small and neat front garden bordered by hedging. To the rear there is a low maintenance garden with shed, patio area and the rest laid to lawn. A gate provides rear access to the two allocated car parking spaces which are situated behind the property.

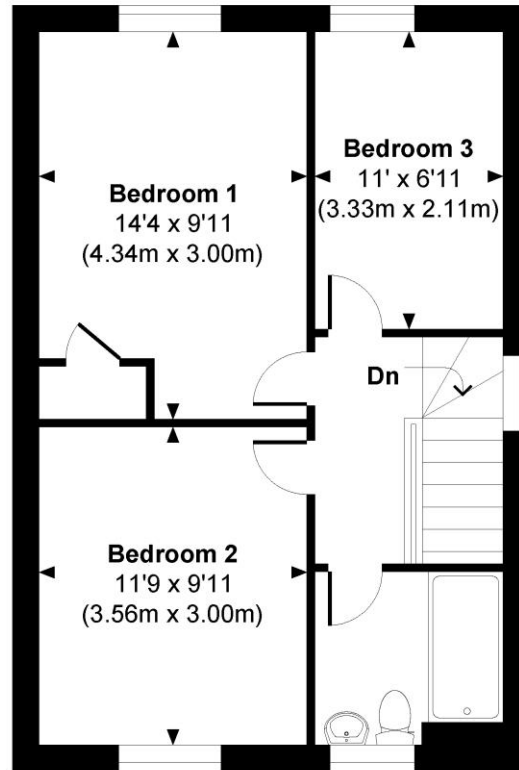
The house is situated in a great location with a number of easily accessible bus links, including the Park and Ride. The development includes a children's play park just a stone's throw away.







GROUND FLOOR IN



FIRST FLOOR

Manor Road
 Approximate Gross Internal Area
 Total = 989 Sq Ft / 83.45 Sq M



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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

From our office in Southgate Street, turn left at the traffic lights onto the High Street. Proceed straight over the mini roundabout into Romsey Road and continue straight over next mini roundabout. Turn right into Pitt Road then the next right into Manor Road and the property can be found on the right-hand side after the turning for the car park.

Location

The property is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 60 minutes), and 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 Park & Ride to the city centre and mainline rail station is just down the road. The house is situated in the catchment for good local schools, including Kings' School. The M3 motorway, A33 and A34 are also easily accessible from this location.

Tenure: Freehold. Service charge of £297 per annum to include maintenance of common areas and services within Winchester Village Estate including but not restricted to roads, parks, trees, grass, common area lighting, etc.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: D

EPC rating: B

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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Winkworth

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