



Clausentum Road, Winchester, Hampshire, SO23 9QE

Winkworth



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Stylish Family Home In Sought After Location

This highly attractive Edwardian terraced house is situated in a most sought-after location with wonderful views over Clausentum Fen on the borders of the South Downs National Park and onward to St Catherine's Hill.

The welcoming entrance hall leads through to a super double length sitting/family room at the front of the house featuring an appealing bay window with half shutters and an attractive inset wood burner. Beyond this, the property has been extended to the rear to create an open plan kitchen/dining room which is lovely and light courtesy of windows to the side, Velux rooflights and bifold doors opening out onto the garden. The smart fitted kitchen has base and eye-level units providing plenty of storage with integrated appliances including dishwasher, fridge/freezer and washing machine and space for a range-style cooker.

Stairs rise to the first floor where there are three bedrooms and a bathroom. The principal bedroom to the front is an excellent size and has the advantage of built-in wardrobes, shuttered windows, and an attractive period fireplace. Bedroom two also features a period fireplace and, along with bedroom three, has views over the rear garden. A contemporary family bathroom completes the accommodation on this floor.

There is a small, enclosed garden to the front of the house, while to the rear the west facing garden has a patio area immediately behind the property with the remainder laid with artificial turf making it attractive and easy to maintain. A superb home office with additional storage is situated at the end of the garden.



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Approximate Gross Internal Area

Main House = 886 Sq Ft / 82.35 Sq M

Garden Office = 72 Sq Ft / 6.67 Sq M

Total = 958 Sq Ft / 89.02 Sq M

Outbuildings are not shown in correct orientation or location.

Directions

From our office at 72 High Street, go left and then take the first left into Trafalgar Street. Go left again into St Clement Street and then turn right away from the city centre along St Cross Road. Turn left into Kingsgate Road, then turn right into Clausentum Road. The property is just after the road bends to the right.

Location

Clausentum 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. It is also home to Winchester College and offers easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), with level access 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 close to good local state and private schools. and the lovely water meadows offer pretty walks nearby.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

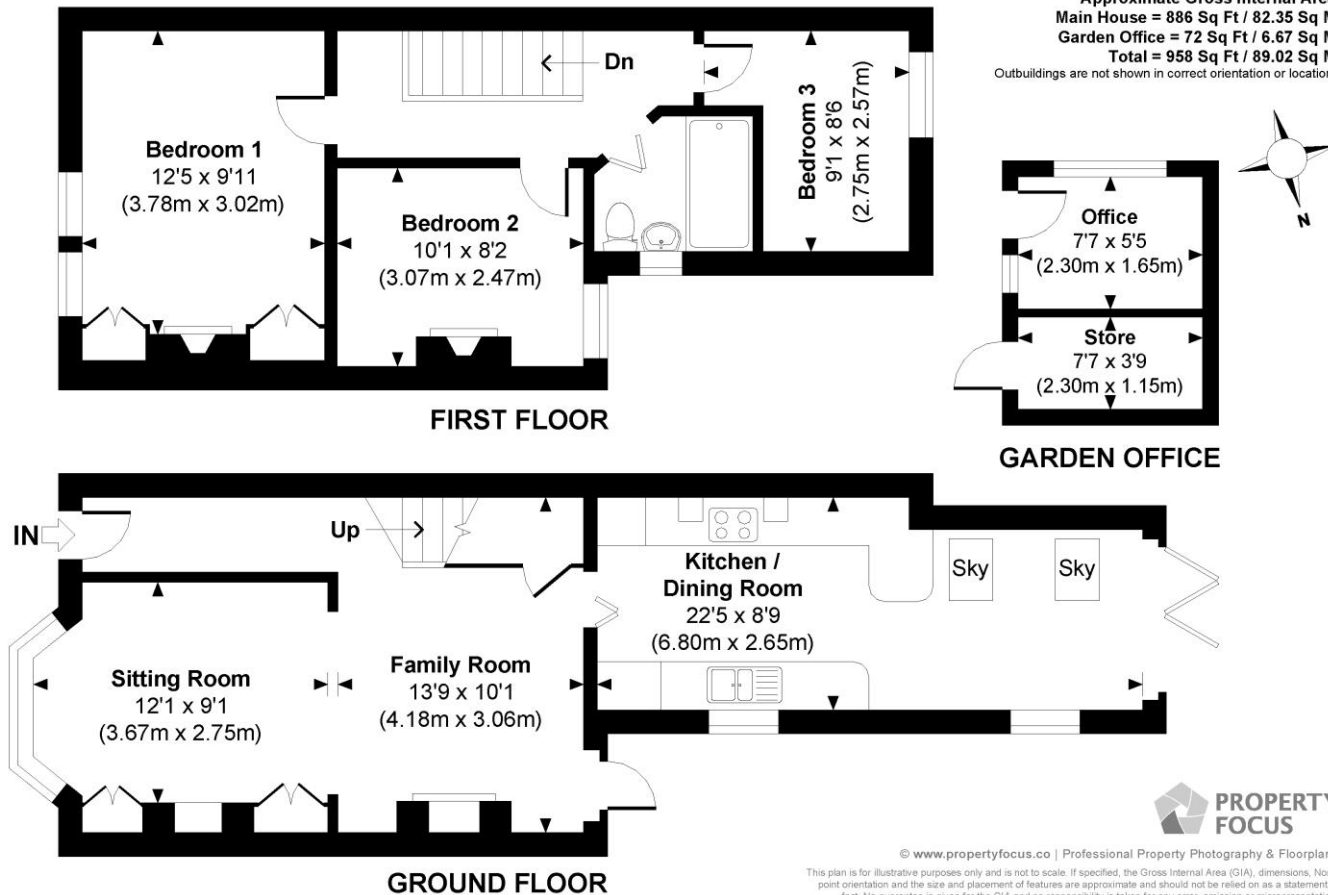
Council tax band: D

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester



Winkworth Winchester

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