



Grange Road, Winchester, Hampshire, SO23 9RT

Winkworth



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Handsome Detached House with Beautiful Gardens and Views

This handsome, beautifully presented detached family house is tucked away on a secluded plot towards the end of this no-through road of similarly substantial homes. The property was originally constructed in the 1980s and has good sized and well-proportioned rooms conveying an extremely light and spacious feel throughout. The views towards Hockley Golf Course to the front are really lovely, and the property has that rare advantage of good-sized gardens to both the front and rear totalling about 1/3rd of an acre.

The spacious entrance hall, accessed via an inner porch with WC off, is an inviting space and gives access to the principal reception rooms. The good-sized sitting room is incredibly light courtesy of windows to the front and side as well as French doors to the garden at the rear. Adjacent to this at the rear is a well-appointed study. The heart of the house is the most impressive U-shaped arrangement of rooms incorporating the kitchen, dining room, family room and snug. A lovely, wooden floor ties the whole of this very bright and appealing suite of rooms together. The traditional kitchen is arranged around an attractive Aga and there is a good utility room off to one side as well as the appealing snug to the front. The dining area and family space each have sliding doors opening out to the rear patio, and skylights ensure the whole area is flooded with natural light.

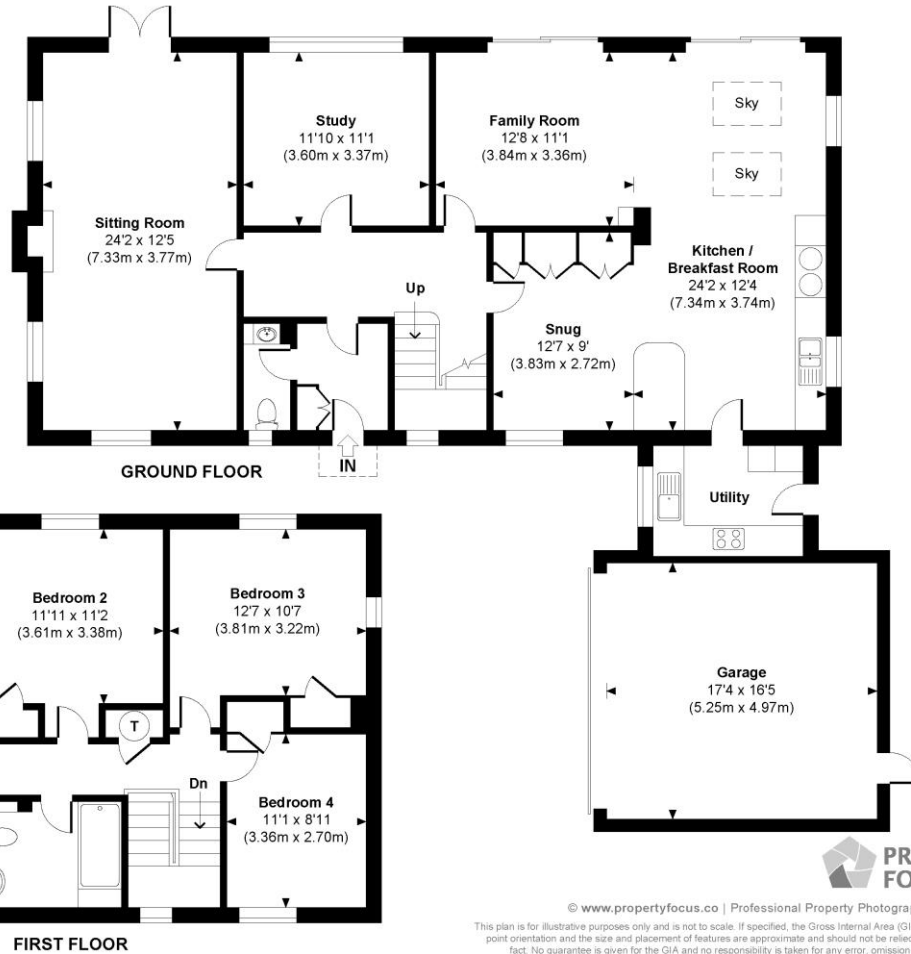
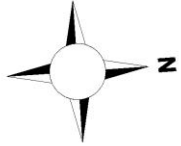
Stairs from the hall lead up to the first floor where there are four double bedrooms. The main bedroom suite is an excellent size, with plenty of wardrobe space and an en-suite shower room. All of the other bedrooms have built-in wardrobes and there is an attractive family bathroom for them to share.

The house benefits from a double garage and plenty of off-road parking on the block-brick driveway which is flanked by well-tended lawns. There is other parking on an area of hardstanding alongside the sizeable private garden on the other side of the access lane to the front - a hidden gem which is mainly laid to lawn. The rear garden is very attractively landscaped and terraced, with a large patio across the rear of the house, and other seating areas dotted around to catch the sun at different times of the day. A summer house and an arbour provide shelter and the lawn is interspersed by well-stocked flower and vegetable beds.



East View

Approximate Gross Internal Area
Main House = 2198 Sq Ft / 204.22 Sq M
Garage = 281 Sq Ft / 26.09 Sq M
Total = 2479 Sq Ft / 230.31 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

Proceed away from the city centre along St Cross Road. Once through a set of traffic lights, Grange Road is a short way along on the right. Upon entering Grange Road, bear to the left and continue to the private part of the road and the property is on the right.

Location

Grange Road is located in the sought-after area of St Cross in Winchester and within easy distance of the mainline railway station (links to London Waterloo in approx. 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway is easily accessed from this location. The property is in the school catchment for Kings' secondary school.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council tax band

G

Local Authority

Winchester City Council

EPC rating

D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

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