



Rosewarne Court, Winchester, Hampshire, SO23 7HL





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## Attractive Townhouse Close to City Centre and Mainline Rail Station

An attractive townhouse of generous proportions in close proximity to the city centre and railway station. The property has an abundance of natural light which is complemented by the stylish, contemporary décor, with new carpets throughout, underfloor heating in the hallway and a built-in water softener that benefits the whole house.

The house is entered via the covered porch into the welcoming hallway, which gives access to all the downstairs accommodation. The heart of the house is the inviting kitchen/dining room with double doors out to the garden. This immensely appealing and bright space is beautifully presented with a stunning brick slip feature wall and built-in seating area. The kitchen itself is well appointed with integrated appliances including Bosch induction hob and dishwasher and Neff double oven.

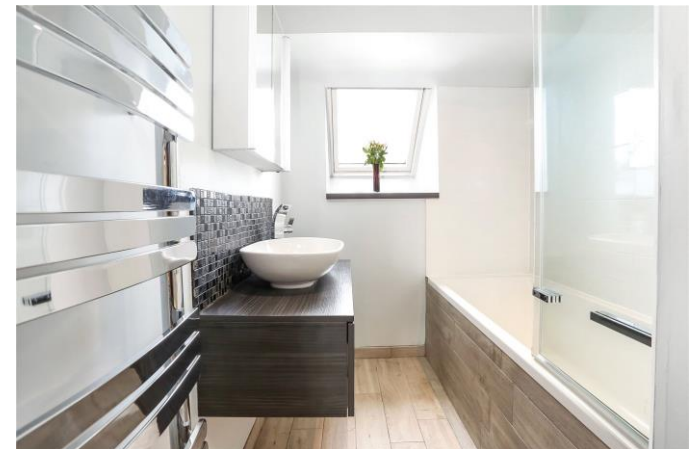
To the front of the property is the generous study with lovely views over the gardens. Two built-in cupboards in the hallway provide a good deal of storage, including a utility cupboard with space and plumbing for a washing machine. A useful downstairs WC completes the accommodation on this level.

Stairs rise to the first floor where there is a spacious sitting room which stretches the width of the house. To the rear is the principal bedroom, again a generous size, with a superb amount of integrated storage and a smart en-suite shower room. Custom made shutters and blackout blinds are an excellent addition. The second floor has two further good-sized bedrooms. Bedroom two to the front benefits from two built-in wardrobes and both rooms are served by a contemporary family bathroom.

Outside to the front of the property there are beautifully maintained communal gardens and ample visitors parking, and permit parking is also available in the surrounding roads. A garage is located in a separate block within the development. To the rear the low-maintenance garden is fully decked with mature acer shrubs in shingle beds. A gate provides access to the rear.



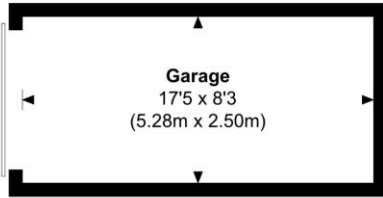




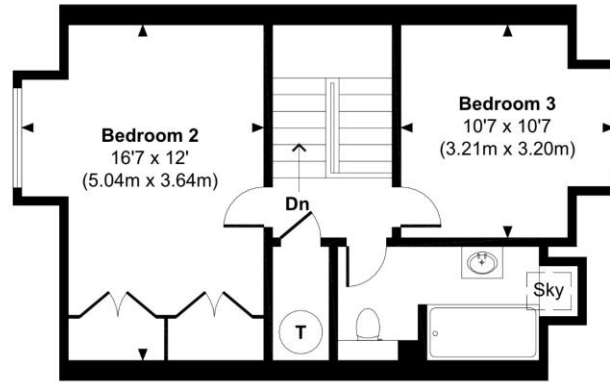


# Rosewarne Court

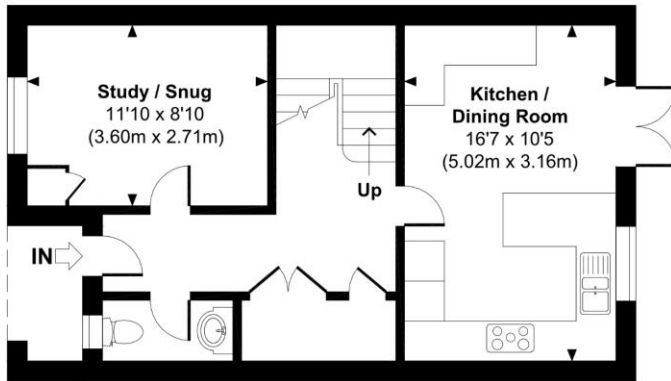
Approximate Gross Internal Area  
Main House = 1362 Sq Ft / 126.54 Sq M  
Garage = 142 Sq Ft / 13.20 Sq M  
Total = 1504 Sq Ft / 139.74 Sq M  
Outbuildings are not shown in correct orientation or location.



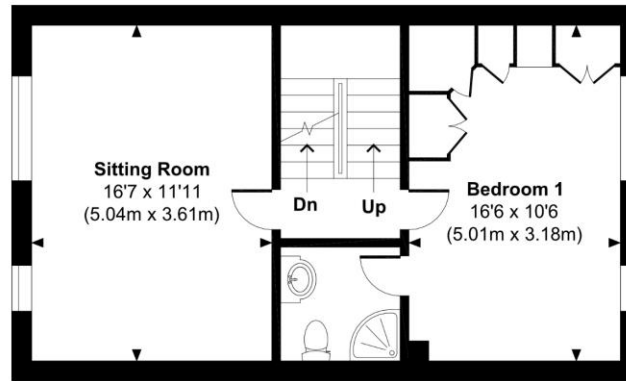
**GARAGE**



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



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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.

## Rosewarne Court, Winchester, Hampshire, SO23 7HL

### Directions

From our offices at 72 High Street turn left and then take the first left into Trafalgar Street. Turn left again into St Clement Street and at the end of the road turn left into Southgate Street. Turn right at the traffic lights and follow the road round to the left onto Jewry Street. At the next set of lights go straight over onto Hyde Street, and Rosewarne Court is on the left-hand side. The property can be found at the end of the close towards the right.

### Location

Rosewarne Court on Hyde Street is situated in the sought-after area of Hyde and is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 55 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 house is situated in the catchment for excellent local schools, namely St Bede Primary and Westgate All Through School, both rated Outstanding by Ofsted.

### Tenure: Freehold.

Service charge £450 per annum to include gardening, maintenance of communal areas, public liability insurance, pest control, electricity for communal lighting, management company fees and reserve fund. Ground rent £1 per annum.

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: E

EPC rating: C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

## Winkworth Winchester

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