



A SUPERB TOWN HOUSE WITH EXTENDED LIVING

8 RANELAGH ROAD, WINCHESTER, HAMPSHIRE SO23 9TA

savills

A SUPERB TOWN HOUSE WITH EXTENDED LIVING

8 RANELAGH ROAD, WINCHESTER,
HAMPSHIRE SO23 9TA

Characterful and versatile interior of over 1900 sq. ft.

- ◆ Magnificent ground floor living space with separate family room
- ◆ Further formal living area
- ◆ 4 good sized bedrooms
- ◆ Main bathroom and an en suite
- ◆ Cloakroom and separate utility
- ◆ Fabulous enclosed rear garden
- ◆ Side or front entrance
- ◆ Convenient access to the City, Railway and excellent schools
- ◆ EPC = D

Situation

Positioned with enviable proximity and convenient walking distance of the historic City of Winchester, once England's ancient capital, provides the very best to the meet with the demands of modern living, from the wealth of culture and thriving community through to gastronomic delights and sporting facilities.

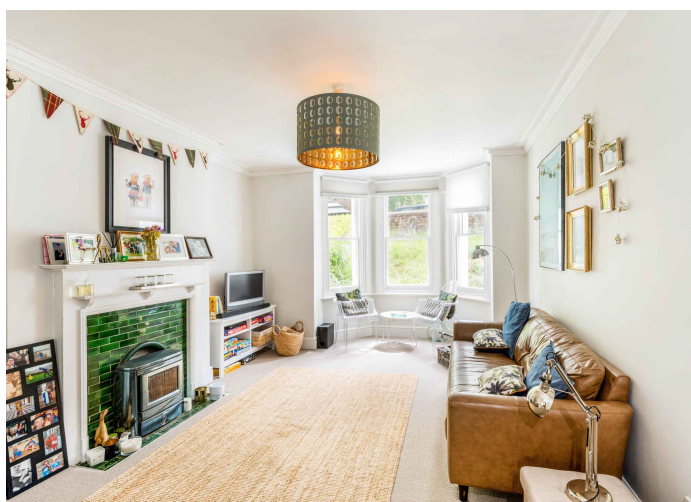
For the family, there is a wonderful selection of schools and highly accredited education and some of the best performing primary and secondary schools, notably Winchester College, King's School, St Faith's and Peter Symonds College, all are within a convenient walking distance.

Commuter accessibility is first class, with fast rail links to London Waterloo in under an hour and quick routes via the M3 motorway network and nearby international airport.

The area of St Cross has long been favoured for its rich abundance of character and period housing stock; being popular with families and downsizers alike. There are some lovely walks to be had along the nearby Itchen navigation and Water Meadows. Overall a delightful place to live encompassing the very best of living in Winchester.

Description

This elegant town house offers a blend of period charm and modern flare, whereby the current owners have comprehensively and sympathetically modernised and extended the existing living space, thus creating this delightful family home that now offers the versatility to meet the demands of everyday living. Suited to either the City dweller, family, downsizer or even second home owner, this home provides a stunning living space for all to enjoy.



Unique to the style of this property, there are effectively 2 entrances, one with steps leading to the formal front door and one with a few steps leading down to the lower ground floor (everyday) entrance. With over 1900 sq. ft. the accommodation is arranged over 3 floors. From a welcoming side entrance, the hallway is of a generous size with access to a cloakroom/WC and utility, with a door leading to the most significant change, the addition of a stunning extended open-plan kitchen/dining/family room with a set of bi-fold doors allowing a full width access onto the garden terrace. From this main room an arch way leads into an additional, separate sitting/family room with a large bay window to the front.

A staircase leads up to the ground floor main reception entrance hall, with doors leading to the formal sitting room and the main bedroom with en suite. A further staircase leads up to the first floor with 3 good sized bedrooms and a family bathroom.

Outside

The frontage to the property is of an elegant façade with a walled garden and steps leading to the main front door. In addition a further side gated access leads down to the 'everyday' side entrance to the property and through to the rear garden, which is mainly laid to lawn with shrub borders.

Accommodation

See floor plans.

Tenure

Freehold

Services

Mains electricity, water, gas and drainage

Outgoings

Council Tax – Band F

Post Code

SO23 9TA

Local Authority

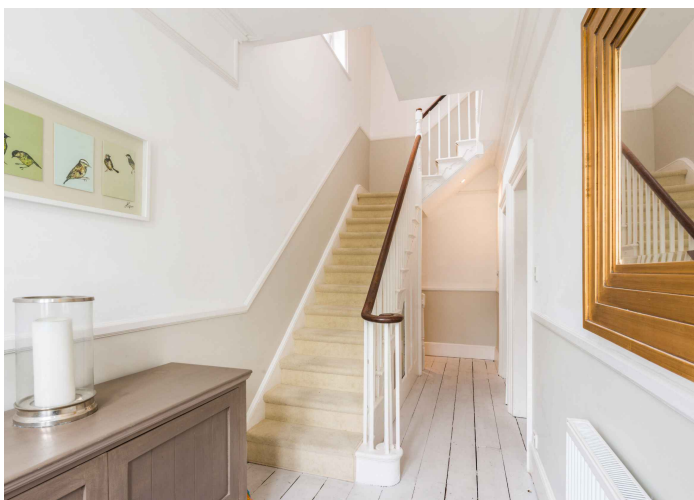
Winchester City Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

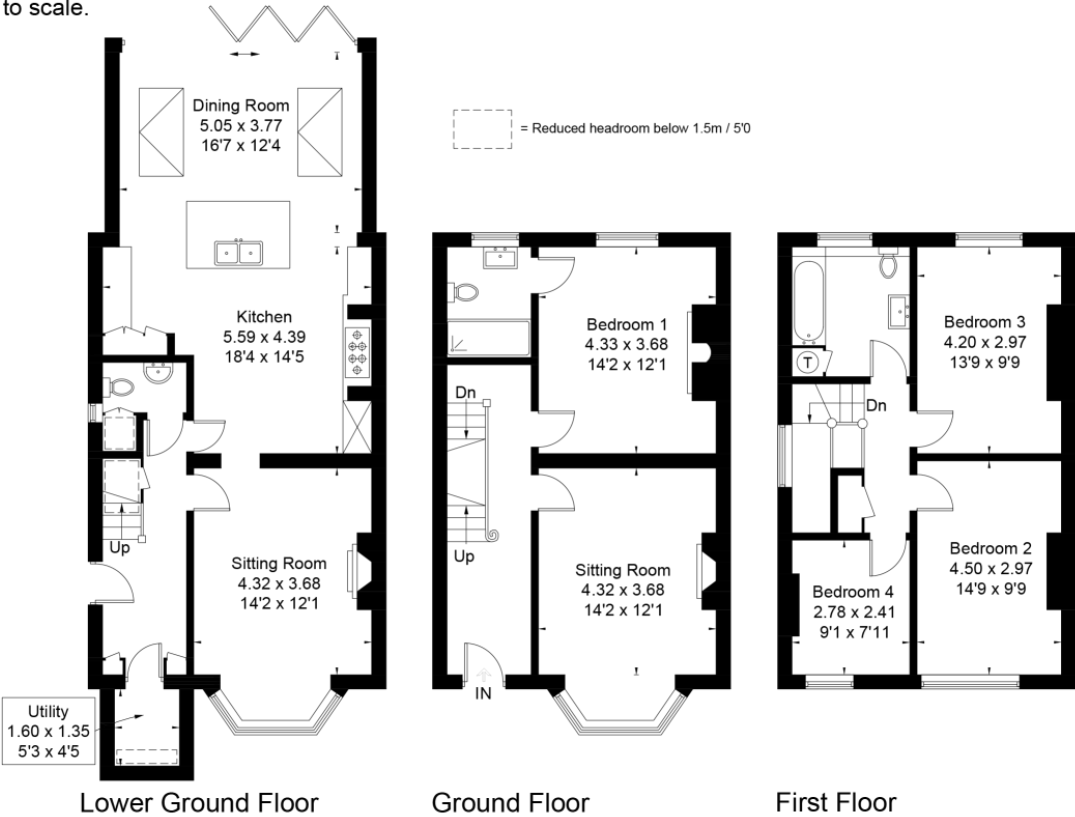


8 Ranelagh Road, Winchester, SO23 9TA

Gross Internal Area (approx) = 177.3 sq m / 1908 sq ft

For identification only. Not to scale.

© Floorplanz Ltd



Savills Winchester
1 Jewry Street, Winchester
Hampshire, SO23 8RZ
winchester@savills.com
0196 2841 842

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 180612EM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	