



A substantial detached family home

Maple House, St. Giles Close, Winchester, Hampshire, SO23 0JJ

Freehold



Accommodation of 2880 sq. ft. • Four reception rooms
• Conservatory • Kitchen and utility • Five bedrooms
• Two bathrooms and Two en suite • Study • Double
garage and workshop • Private driveway • EPC = C

Situation.

The property is located within this delightful residential close on the south western lower slopes of St Giles Hill, which is a wonderful open parkland that provides recreational space for families and dog walkers. The house is within a short distance of the city's bustling High Street and all its other amenities via the river path along the Itchen Way and the ancient city walls towards King Alfred's statue or via the Bishop's Palace, Winchester College and the Cathedral Close. The city is steeped in history with a thriving cultural community and wealth of culinary delights. The city also benefits from a superb newly constructed sports and leisure centre close to the Garrison Grounds of Bar End.

For the commuter, there are excellent communications with the M3/M27/A34 motorway network, as well as a regular direct train reaching London Waterloo within the hour.

The property lies within the school catchment area of the Westgate secondary school and a number of private schools are nearby including The Pilgrims' School, St Swithun's School and Winchester College.

For those seeking outdoor pursuits, there are some picturesque walks along the Itchen river and Itchen Navigation, Winnall Moors and Winchester College Water Meadows.

Description

Maple House was built approximately 25 years ago using locally sourced Michelmersh bricks and in a distinctive characterful style and Keymer clay tiled roof. The house holds a great deal of individual charm and character, whilst providing low maintenance. The interior space is over 2880 sq. ft. with versatile accommodation over three floors, ideally suited to the demands of modern day living. The property has a light and airy feel to the interior. The principal rooms are of excellent proportions, with a lovely dual aspect drawing room and working fireplace. There are three further reception rooms including a dining room, family room and conservatory, as well as a study and breakfast area off the kitchen. There is also a separate utility room and cloakroom/WC which completes the ground floor accommodation.





From a galleried first floor landing, there are four bedrooms, each with built in wardrobes and access to a family bathroom. The principal bedroom has a large en suite and dressing room and the second bedroom also has an en suite. A staircase leads up to a spacious second floor whereby there is large double bedroom and bathroom.

Outside

Maple House has a generous sized plot with established secure boundaries. There is a wide private driveway leading to a double garage. The garage has twin up and over door access, with open eaves storage and a separate attached workshop to the rear. The rear garden is beautifully maintained with two areas of lawn, a paved terrace and greenhouse.

Tenure

Freehold

Services

All mains connections including water, gas, drainage and electricity. The property has a water softener and gas central heating.

Outgoings

Council Tax Band G

Post Code

SO23 0JJ

Local Authority

Winchester City Council

Energy Performance

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

Viewing

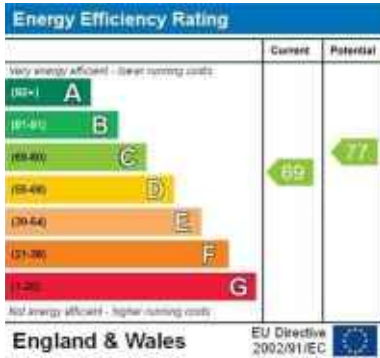
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Approximate Area = 267.6 sq m / 2880 sq ft
Garage = 33.1 sq m / 356 sq ft
Total = 300.7 sq m / 3236 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)
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