



## A BEAUTIFULLY PRESENTED 'COACH HOUSE' APARTMENT BY ALFRED HOMES

4 OLIVER MEWS, 116 CHRISTCHURCH ROAD, WINCHESTER, HAMPSHIRE, SO23 9TG





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Stunning interior of around 1400 sq/ft ♦ Bedrooms suite and 2nd double bedroom ♦ Exceptional living space with double aspect ♦ A utility/boot room and accessible storage ♦ 2 private allocated parking spaces ♦ Private West facing garden ♦ No Forward Chain ♦ Remaining NHBC warranty ♦ EPC = B

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### Situation

Oliver Mews is an elegant development comprising of just four homes; three regency style town houses and this exceptional 'Coach House' apartment. Oliver Mews is set back off the Christchurch Road within the heart of this desirable residential area of St Cross, which lies to the south of the city within a Conservation Area. The property is situated a short distance from all the amenities of the cathedral city including a range of shopping, cultural and other recreational facilities, together with an excellent range of schools for all ages, both private and public, and with good access to the main line station which provides a direct route into London Waterloo (approximately 60 minutes). There are delightful walks within the area, through the cathedral close and along the banks of the river Itchen and up to St Catherine's Hill. Access can be easily gained to the M3 motorway (J11). The M3 in turn provides good connections to the A34 heading north and to the south with the connecting M27 coastal motorway. The nearby Southampton International Airport provides a wealth of destinations.

### Description

Alfred Homes have become synonymous with exquisite new build properties in Winchester. Designed by the revered architect Huw Thomas, Oliver Mews presents the epitome of modern living. The apartments interior is of an extremely versatile nature, with around 1400 sq/ft of accommodation. Accessed from its own private ground floor entrance, into a spacious and welcoming hallway, there is a utility, boot room and general storage area. A staircase leads to a wonderful galleried landing area. A door leads through to fabulous main bedroom suite comprising a double aspect, en-suite shower and separate dressing room. From an inner hallway, doors lead to the second double bedroom, a separate main bathroom and the main living area. The living area offers a wonderful space for entertaining with a stunning kitchen which incorporates a wide range of units and integral appliances.





### Outside

There are two private allocated parking spaces within a convenient distance from the front door. The property has a delightful private garden with a west facing aspect.

### Accommodation

See floor plans.

### Tenure

Long Lease 999 years from 1st January 2015

### Services

All mains services are connected including gas, electric, water and drainage.

### Outgoings

Council Tax – Band E

### Local Authority

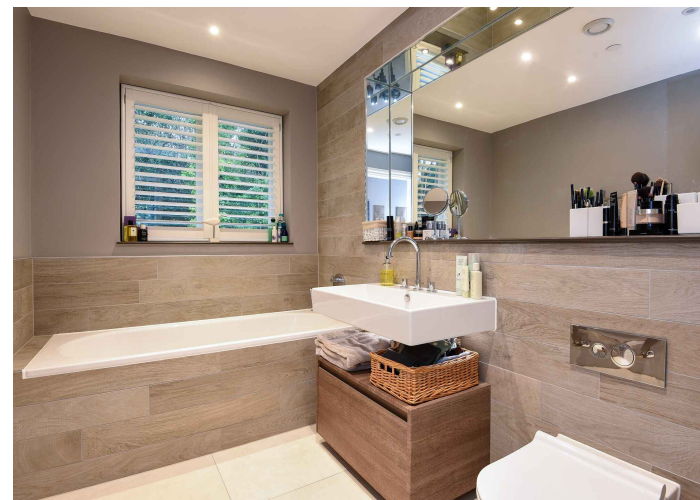
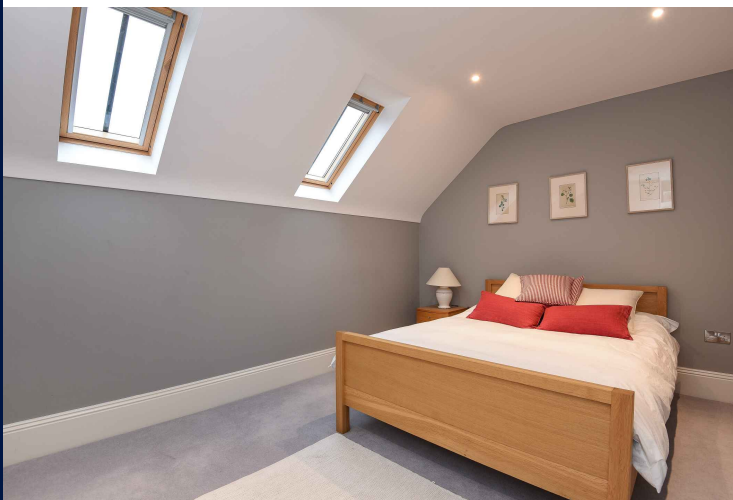
Winchester City Council

### Energy Performance

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

### Viewing

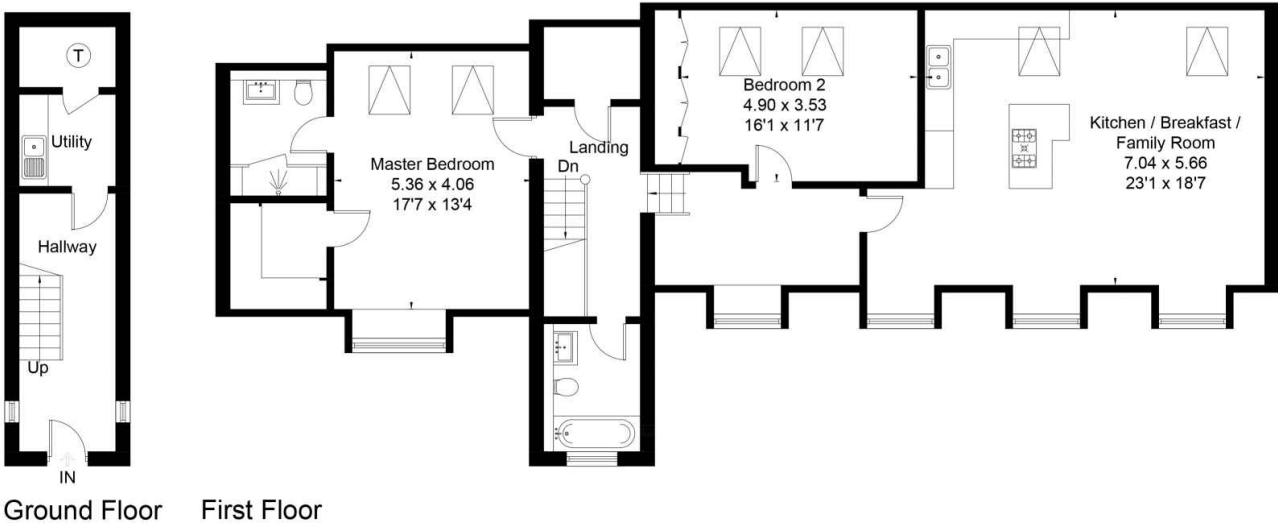
Strictly by appointment with Savills.





FLOOR PLANS

Floor Area = 1136.6 sq m / 1471 sq ft (Excludes Restricted Head Height)  
For identification only. Not to scale.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+)                                       |                         |           |
| A   |                         |           |
| (81-91)                                     | 91                      | 92        |
| 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 |           |