



An elegant town house in the heart of St Cross

74 St Cross Road, Winchester, Hampshire, SO23 9PS

Freehold



Entrance hall • Kitchen/Dining room • Family room
Sitting room • 5 bedrooms • 2 bathrooms • Cloakroom •
Garden • EPC = E

Situation

The house is located in the heart of the popular 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 first class shopping within the pedestrian precinct, recreational and cultural facilities, together with an excellent selection of schools for all ages, both private and state, and a main line railway station (London Waterloo). 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 at junctions 10 or 11, the M3 in turn providing easy connections to the A34 and the M27 coastal motorway, which also provides access to the New Forest and Southampton International Airport.

Description

The property is an elegant period town house which offers well laid out accommodation over three floors. The current owners have improved the house over their tenure, whilst retaining lovely period features which is expected of a house of this era. Of particular note, is the elegant drawing room,

with a bay window, wooden floors, attractive cornicing and bespoke built in shelving and storage. The kitchen/dining room is an excellent bright space with central island and breakfast bar and generous dining area. There are two sets of double doors out onto the rear terrace. There is also a family room adjacent to the kitchen. On the first floor there is a master bedroom, with built in wardrobes and a Juliet balcony, two further bedrooms and a shower room. The second floor comprises two more double bedrooms and a bathroom.

Outside there is a lovely west facing, split level garden, which has been carefully landscaped and lit to provide excellent outdoor entertaining space, along with garden and bike storage

Services

Mains electricity, gas, water and drainage

Outgoings

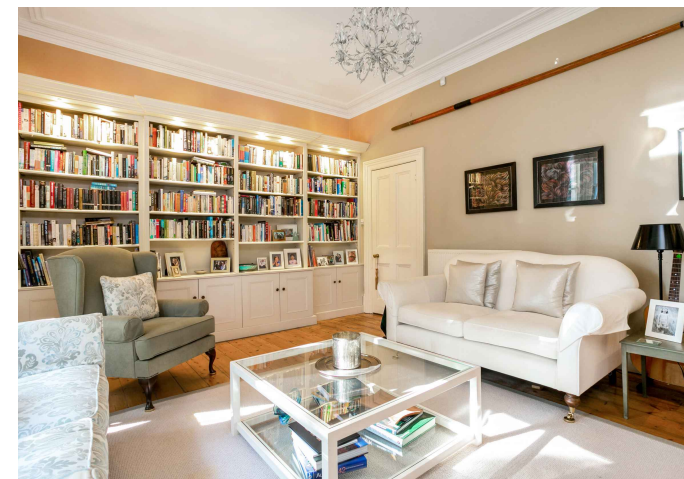
Council Tax – Band G
Winchester City Council

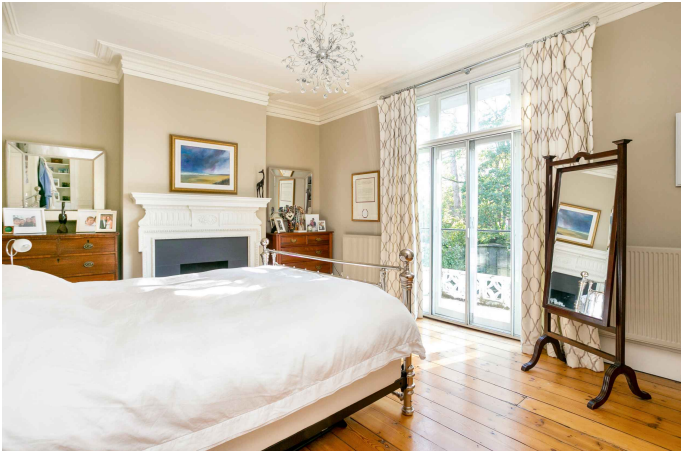
Energy Performance

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

Viewing

Strictly by appointment with Savills.

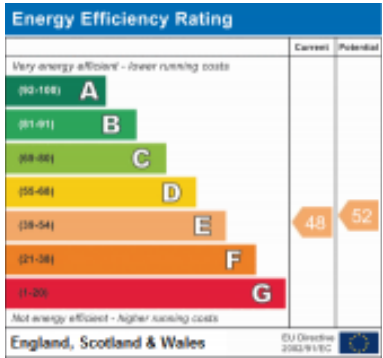




Approximate Area = 202.9 sq m / 2184 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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