



Charming cottage set in an idyllic location.

Melrose Cottage, 57 Christchurch Road, Winchester SO23 9TE

Freehold



Entrance hall • Sitting room • Kitchen • Dining room •
Utility • Cloakroom • Two bedrooms • Bathroom • Garage
• EPC rating = F

Situation

A pleasant no through road situation and set back off the Christchurch Road in the ever popular residential area of St Cross. St Cross is nestled alongside the water meadows and Itchen Navigation in the shadow of St Catherine's Hill and is within walking distance of the main line train station or bustling High Street.

The City is also home to highly regarded educational establishments including Winchester College, St. Swithun's and Pilgrims' School. Additional preparatory and state schools are situated locally including Peter Symonds College, Farleigh and Twyford Preparatory schools.

The railway station is one mile away with a direct train service to London Waterloo in about 60 minutes. The M3 (junction 9) is approximately 3 miles away offering direct access to London and the south coast, the A34 is also easily accessible providing access to the A303 and the Midlands. Heathrow and Southampton Airports are 55 and 12 miles away respectively.

Description

Melrose Cottage is absolutely charming, with a wonderful interior and private rear garden. The house is detached and has a detached garage with front and rear gardens. The current owners have acquired the necessary

planning permission and building regulations to extend the first floor accommodation, which would then add a further bedroom and bathroom - planning reference - 19/00846/HOU.

Accommodation

See floorplan

Tenure

Winchester

Services

All mains connected

Outgoings

Council Tax Band E

Post Code

SO23 9TE

Local Authority

Winchester City Council

Energy Performance

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

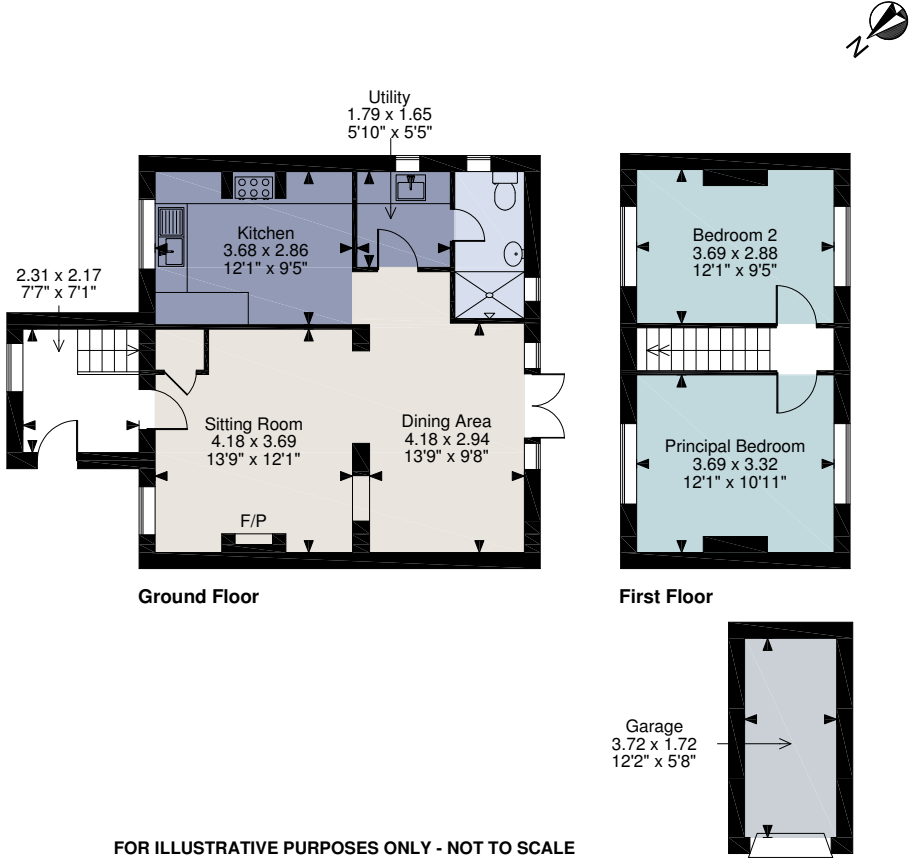
Viewing

Strictly by appointment with Savills.





Melrose Cottage, Winchester
Main House gross internal area = 874 sq ft / 81 sq m
Garage gross internal area = 68 sq ft / 6 sq m



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