



Superb town house with impressive views

3 Cedar Close, Romsey Road, Winchester, Hampshire SO22 5PQ

Freehold



Entrance hall • Kitchen/Dining room • Sitting room
• Master bedroom with en suite • Guest bedroom
• Study • Small car garage • Garden • EPC = B

Situation

This modern family home was constructed in 2015 by the highly regarded Millgate Developments and set within this private development of only four properties. The location allows for convenient access to the City, with further access to the mainline railway station for the commuter, some excellent schools for the family and a wealth of history and culture for the City dweller.

For the commuter there are fast links within the hour to London Waterloo or within 20 minutes to Southampton Parkway/Airport and excellent connections for the M3/A34.

Description

Beautifully presented to a high specification of finish, this wonderful home has spacious accommodation of over 1321 sq ft arranged over three floors. The light in the house is excellent and the views from the upper floors are impressive looking out towards the South Downs.

On entering the house there is a sitting room, which has lovely views out over the garden, a study and a cloakroom. Of particular note is the lovely open-plan kitchen/dining/ family room, with a comprehensive range of fitted units,

integrated appliances and a generous work surface area, dining space and family living space, all of which has access to the garden terrace via a set of bi fold doors, there is a remote controlled canopy that extends out over the terrace, which really extends the living space. On the first floor there is a master bedrooms with ensuite shower room, a further double bedroom and a bathroom.

Outside

To the front of the property is a block paved driveway providing private parking and access to the single garage, which is a suitable for a small car, and has storage and workspace. To the rear of the house the garden has been mainly laid to lawn, with attractive rose bushes along the boundary. There is a recently added shed and garden storage unit at the end of the garden.

Services

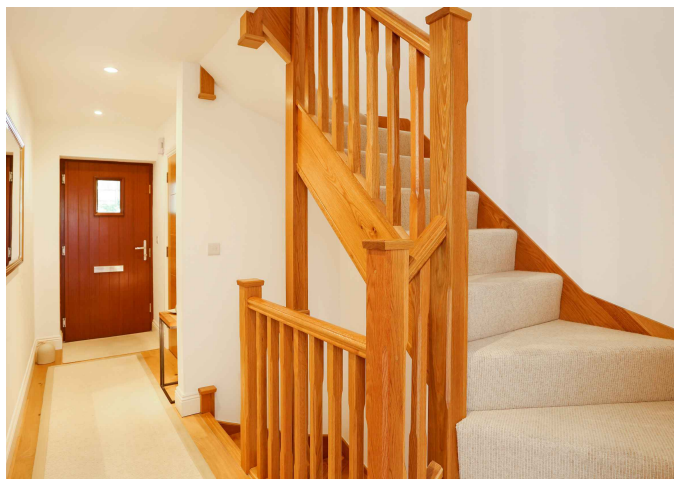
Mains electricity, gas, water and drainage

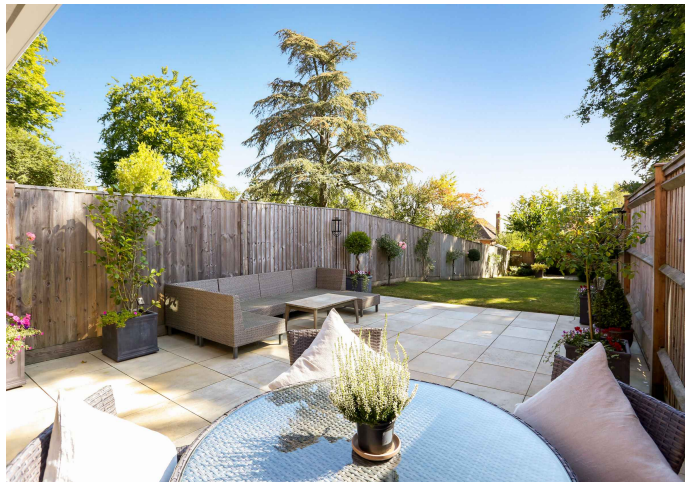
Outgoings

Council Tax – Band D
Winchester City Council

Viewing

Strictly by appointment with Savills.





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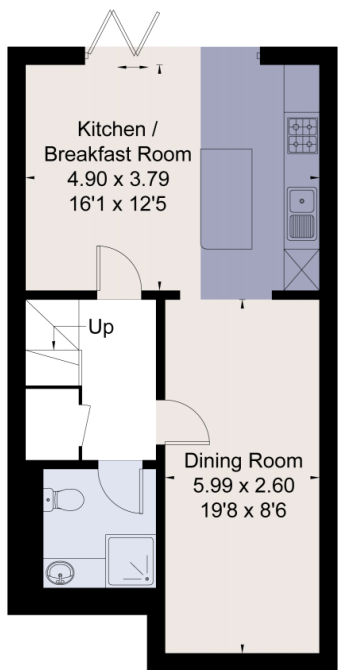
savills.co.uk

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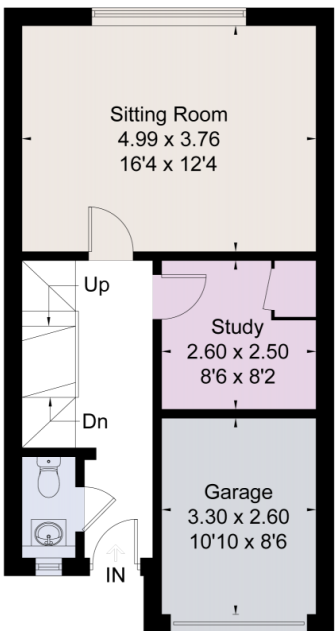
Approximate Area = 122.8 sq m / 1321 sq ft
Garage = 8.6 sq m / 92 sq ft
Total = 131.4 sq m / 1413 sq ft
Including Limited Use Area (2.3 sq m / 24 sq ft)
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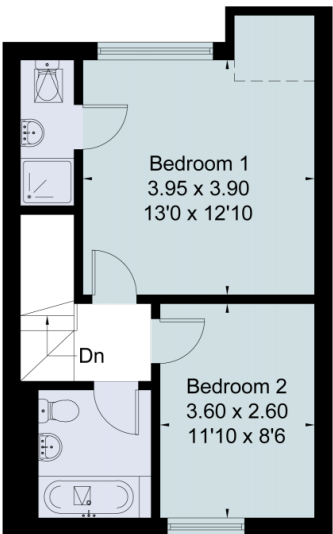
 = Reduced head height below 1.5m



Lower Ground Floor

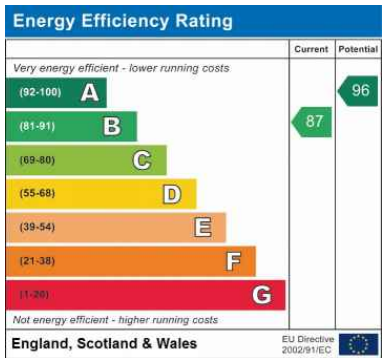


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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