



A detached home with a South facing garden

34 Christchurch Road, St. Cross, Winchester SO23 9SS

Freehold



Kitchen/breakfast room • Sitting room • Dining room • Garden Room • Master bedroom with adjoining bathroom • Two further bedrooms • Detached garage with studio above • Private driveway • EPC = C

Situation

Situated in the heart of the sought after area of St Cross, a short distance to the south of the city centre, No.34 Christchurch Road is an exceptional home enjoying a wonderful position with a south facing garden. The city centre is situated $\frac{1}{3}$ of a mile to the north of the property providing a wealth of shopping, recreational and cultural facilities, an excellent range of restaurants and pubs, cinema and theatre. There are beautiful walks along the River Itchen and its water meadows leading to Cathedral Close and the world renowned Winchester College.

Communications are first class, with Winchester main line station providing a regular train commuter service to London Waterloo (approximately 59 minutes). The M3 is on Winchester's doorstep, providing access to the south and the M27 coastal motorway, London to the north, the A34 to the Midlands and the A303 from the A34 providing access to the West Country. The New Forest is within easy reach, as is the south coast with its sailing on the Solent.

Southampton International Airport is also nearby (approximately 10 miles) and provides an ever-increasing service to both domestic and European destinations. Education in and around Winchester is first class with schools including Prince's Mead, Pilgrims, St Swithun's, Winchester College and Twyford School all within easy reach. The property also lies within the very popular catchment area for St Faith's School.

Description

Individually designed and constructed this unique detached home offers a superb level of accommodation of near 3000 sq ft (including the garage). The property offers excellent accommodation, a large reception hall, 3 reception rooms and garden room also a separate utility room and ground floor shower room. Each of the principal reception rooms has a wonderful outlook and access onto the south facing garden. The kitchen is fitted with a comprehensive range of wall and base units and integrated appliances.





From an open galleried landing there are three double bedrooms, the main bedroom has ensuite bathroom and a delightful covered balcony terrace overlooking the garden. There is a guest bedroom with shower room and one other double bedroom with built in wardrobes, a family shower room completes the first floor accommodation.

Outside

The property has an enclosed, secure boundary, with a side gated access and separate vehicular access across the private driveway. The detached double garage has a remote electric roll up door and space for 2 vehicles. There is a separate side access to a first floor guest studio accommodation which has a bedroom living area and separate shower room. The main garden is beautifully maintained and landscaped, with wide selection of planting and well stocked shrub borders. There are a number of covered terrace areas ideal for outdoor entertaining.

Accommodation

See floor plans.

Tenure

Freehold.

Services

All mains services including water, gas (gas central heating), drainage and electricity. The property has double glazing

Outgoings

Council Tax - Band F

Post Code

SO23 9SS

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.



Approximate Area = 213.5 sq m / 2298 sq ft
Garden Store = 4.8 sq m / 52 sq ft
Garage = 56.9 sq m / 612 sq ft
Total = 275.2 sq m / 2962 sq ft
Including Limited Use Area (7.8 sq m / 84 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) 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	72	80
EU Directive 2002/91/EC		

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