



# Townhouse in a popular private development

**5 Royal Crescent, Winchester, Hampshire, SO22 5GR**

Freehold





4 bedrooms • 3 bathrooms • Kitchen/dining room  
Sitting room • Conservatory • Garage and off street  
parking EPC Rating: B

### Situation

The house is positioned well for easy access to the City's full range of amenities; shops, restaurants, public houses, cinema, leisure centre and theatre. In addition Winchester's magnificent Cathedral is nearby and surrounded by an abundance of historical and majestic buildings. Equally the open countryside is never far away. The house falls within the catchment area for the well reputed Kings School and St. Peter's Primary School. For the commuter there are fast links within the hour to London Waterloo or about 20 minutes to Southampton Parkway/ Airport and excellent connections for the M3/A34.

### Description

This modern family home was constructed in 2012 by Barratt Homes and set within this private development. The property offers flexible accommodation in excess of 1,500 sq ft arranged over three floors. On entering the ground floor via a an entrance porch and hallway, there is a door to the integral garage and then you proceed through to a stylish 20' kitchen/dining room fitted with a range of units with integrated appliances, beyond here is the conservatory and access out into the garden. On the first floor is the generous sitting room and the bedroom

accommodation is arranged over the first and second floors and comprises a master bedroom and guest bedroom with en-suite shower rooms, two further bedrooms and a family bathroom. All four of the bedrooms feature built-in wardrobes. Adjoining the rear of the property is a paved sun terrace beyond which lies the garden which is mainly laid to lawn, with a timber garden shed. The garden can be accessed via a rear access and benefits from a south westerly aspect. An integral garage and driveway provide off road parking.

### Tenure

Freehold

### Services

Mains gas, electricity, water and drainage

### Outgoings

Council Tax Band: F

### Postcode

SO22 5GR

### Local Authority

Winchester City Council

### Energy Performance

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

### Viewings

Strictly by appointment with Savills.



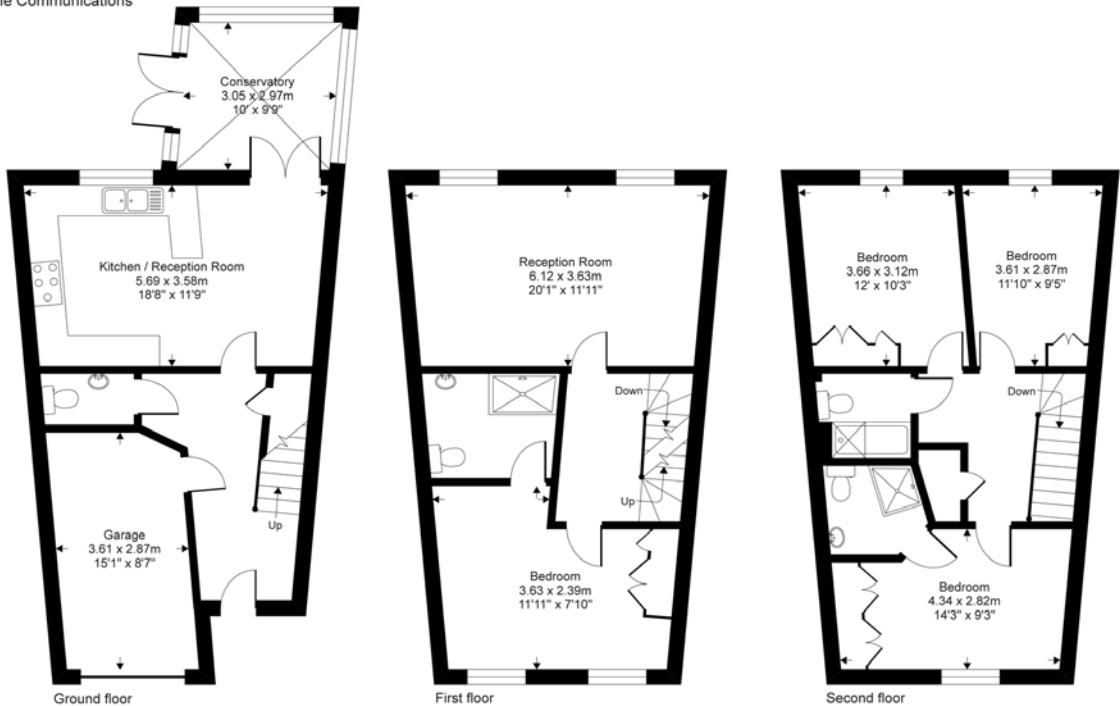




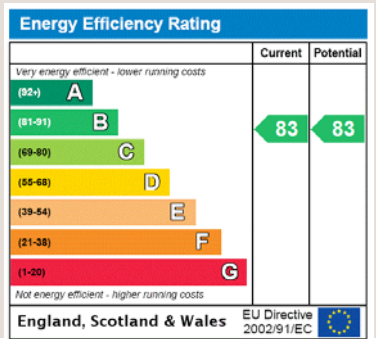
Royal Crescent Winchester, SO22  
Gross Internal Area = Approx. 158.3 sq m/1704 sq ft

Royal Crescent, Winchester, SO22

Gross internal floor area (approx):  
158.3 sq m / 1704 sq ft  
For identification only - Not to scale  
Niche Communications



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