



# A charming City townhouse

36 Hyde Abbey Road, Winchester SO23 7DA

Freehold





Extended ground floor living space • Double reception room • Ground floor shower/cloakroom • Family bathroom • Double bedrooms • Bedroom 3/study • Utilised loft space • Garden • EPC = D

### Situation

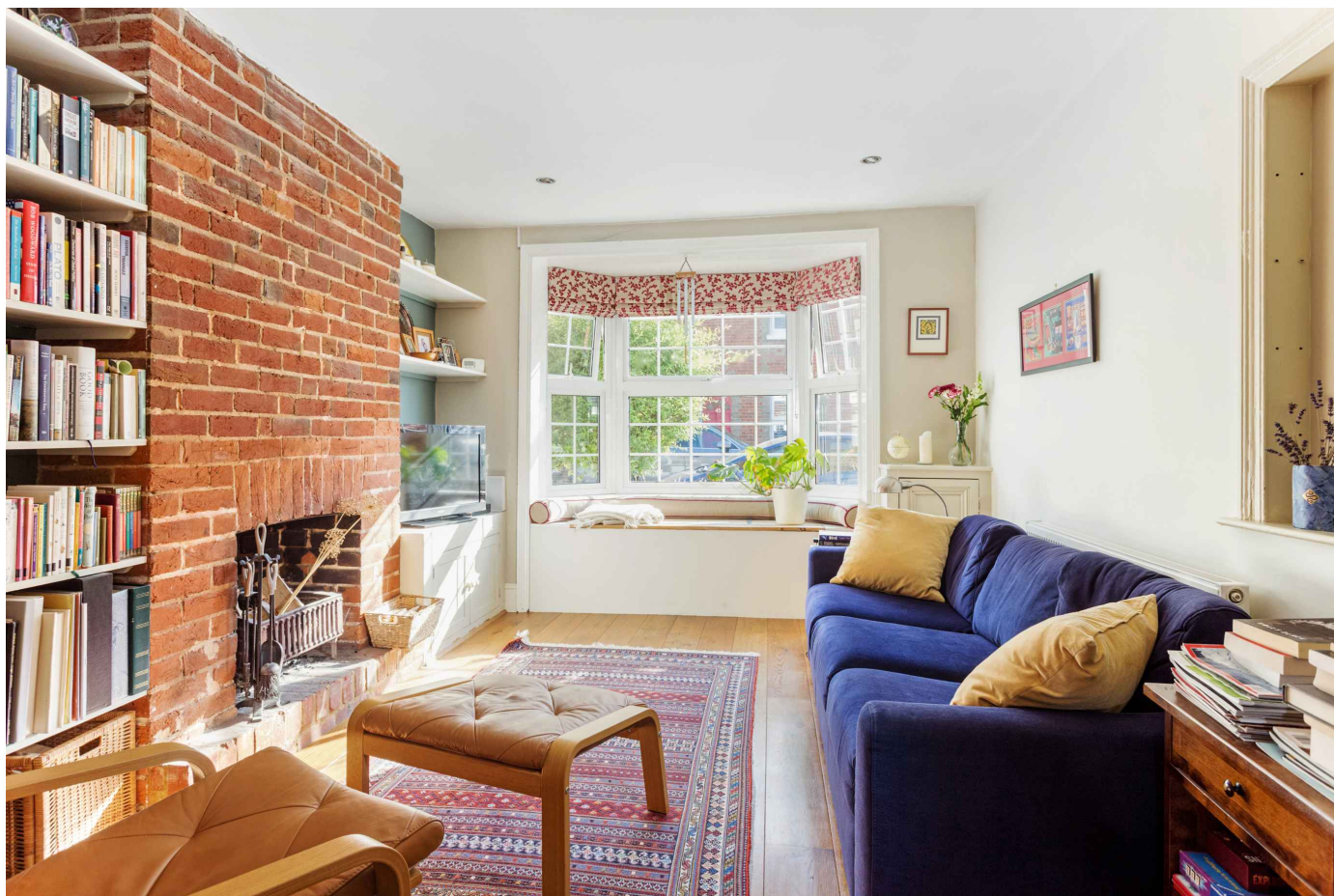
Located within the much sought-after area of Hyde, with its convenient distance from the City Centre, Mainline Railway Station and some excellent schools. Winchester has a wealth of history, green open park spaces, superb retail outlets, first class restaurants and recreational facilities. For the day to day convenience, there is the local Tesco 'express' and parade of shops within reach. There are delightful walks around this historic City, including the cathedral streets, the water meadows along the Itchen Navigation and on to St Catherine's Hill.

Commuters from Winchester will have a fast rail link of approximately 57 minutes to London Waterloo and further excellent communications for the M3 motorway (J9, J10 and J11), making both London and Southampton readily accessible, with further interconnection to the M27, A34 and A303 making ease for access to Southampton International Airport, the South Coast, New Forest, Midlands or the West Country.

For those seeking schooling, the area provides some of the very best education and with a highly regarded school catchment area of St Bedes Primary through to Westgate secondary and the Peter Symonds College, which are close by.

### Description

A beautifully extended and characterful period town house, with a wonderful rear garden and superb situation close to the City centre. From a welcoming entrance hall, the ground floor living space is arranged by a double reception and a fabulous extended kitchen/living space to the rear. There is a ground floor cloakroom with shower, a working fire place within the front reception room and underfloor heating in the rear extension. The first floor accommodation is of a versatile arrangement with two double bedrooms, a third smaller bedroom/study and the family bathroom. A further set of stairs lead from the first floor landing to utilised loft space currently used as a snug.







Outside, there is a delightful walled front garden and a beautifully landscaped rear garden which is either accessed via set of bi-fold doors from the kitchen/living room or conveniently from a pedestrian rear gated access. The garden is ideally suited to outdoor living and entertaining, whilst there is a timber shed, bicycle and wood store for the open fire.

**Accommodation**

Please see floor plan

**Tenure**

Freehold

**Services**

All mains services connected

**Outgoings**

Council Tax Band: E

**Post Code**

SO23 7DA

**Local Authority**

Winchester City Council

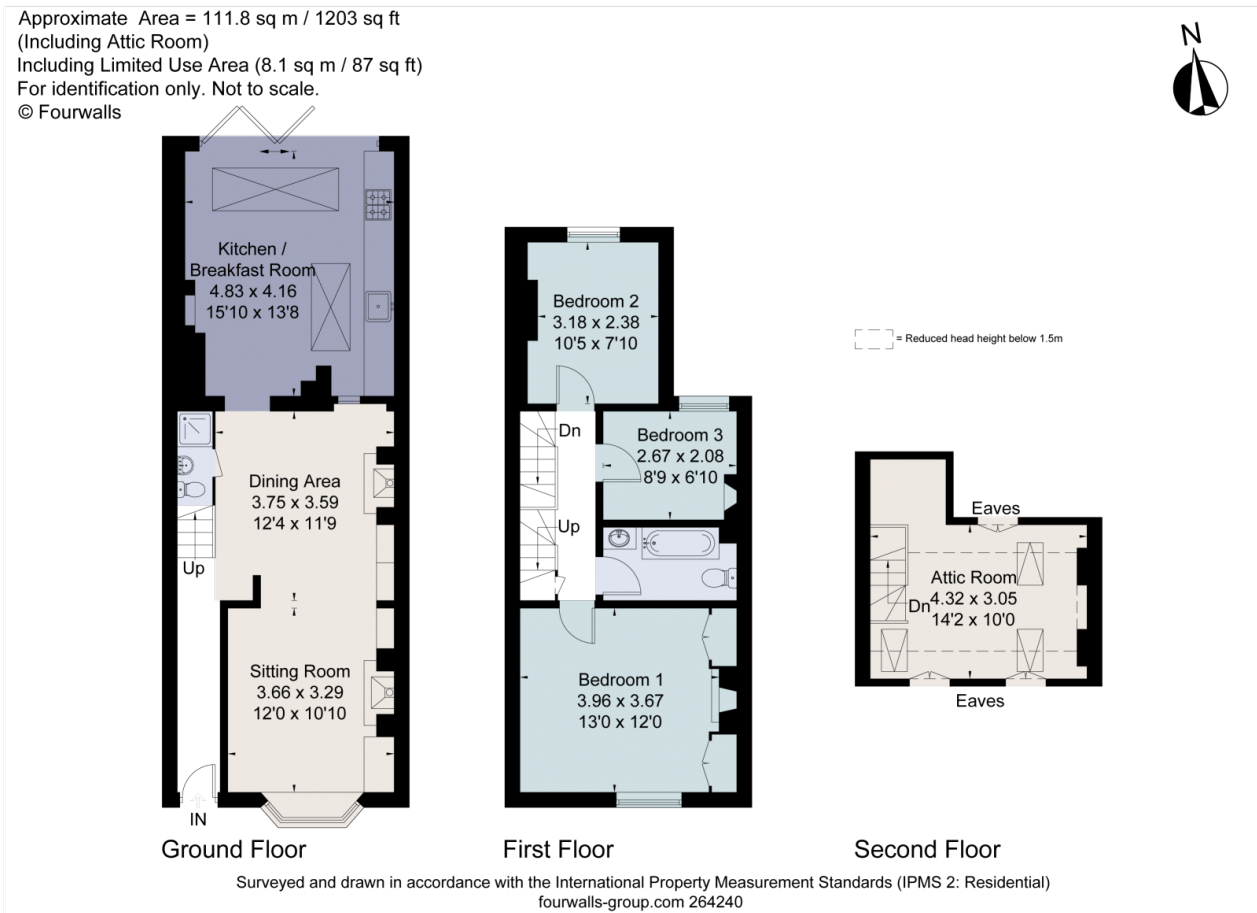
**Energy Performance**

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

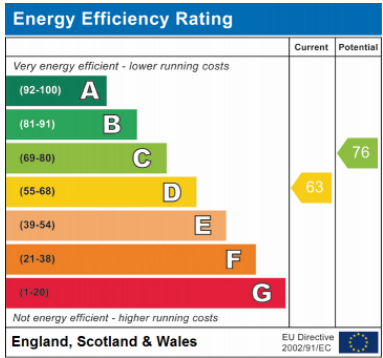
**Viewing**

Strictly by appointment with Savills.





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