



A substantial family house in a private road in St Cross

Kingshot, Edward Road, Winchester, Hampshire SO23 9RB

Freehold

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Reception hall • 3 reception rooms • Kitchen/breakfast room • Utility • Cloakroom • Principal bedroom • 3 further first floor bedrooms • Family bathroom • 2 second floor bedrooms • Double garage • Gardens

Local information

Situated in a private road in the popular area of St Cross within close proximity of the city centre. The location is well known for its access to the water meadows along the Itchen Navigation and pleasant walks into the ancient part of the city, the College and the Cathedral. The city centre and its amenities offer first class shopping, a varied range of restaurants, cinema, theatre and sports centre. Communications are excellent, with the mainline railway station running a service to London Waterloo (approximately 59 minutes), and the M3 to the east provides excellent access to London, the Midlands via the A34, the west via the A303 and the south coast and New Forest via the M27. Schools in Winchester are first class, with St Faith's primary school nearby being highly sought after. There is a wide variety of further state and private schools in the area including Winchester College, Peter Symonds Sixth Form College in nearby Fulford and St Swithun's School about 2 miles away.

About this property

An attractive and substantial Edwardian family house offering beautifully proportioned family accommodation and stunning views to St. Catherine's Hill, but in need of some upgrading and modernisation. The property is approached through a welcoming large reception hall with a beautiful turned staircase leading up through the property. There are three principal

reception rooms, an elegant drawing room, large dining room and family room. The drawing room is double aspect with fireplace and views over the garden, the dining room is a very good size; 19ft x 14ft with a large bay window and fireplace, and the family room is perfect as a second sitting room or television room. There is a kitchen/breakfast room, utility room and the cloakroom completes the ground floor accommodation. On the first floor there are four bedrooms, family bathroom and separate cloakroom. On the second floor there are two further bedrooms and a large storeroom that, subject to the necessary planning permissions and consents, could be converted to residential use.

Outside

The property is approached off a gravel driveway leading to the garage and a pathway leads up to the front door of the property. The gardens are extremely attractive, with a south-easterly aspect, to the rear of the property with areas of lawns and well-stocked flowerbeds and shrub borders.

Tenure

Freehold

Local Authority

Winchester -City Council

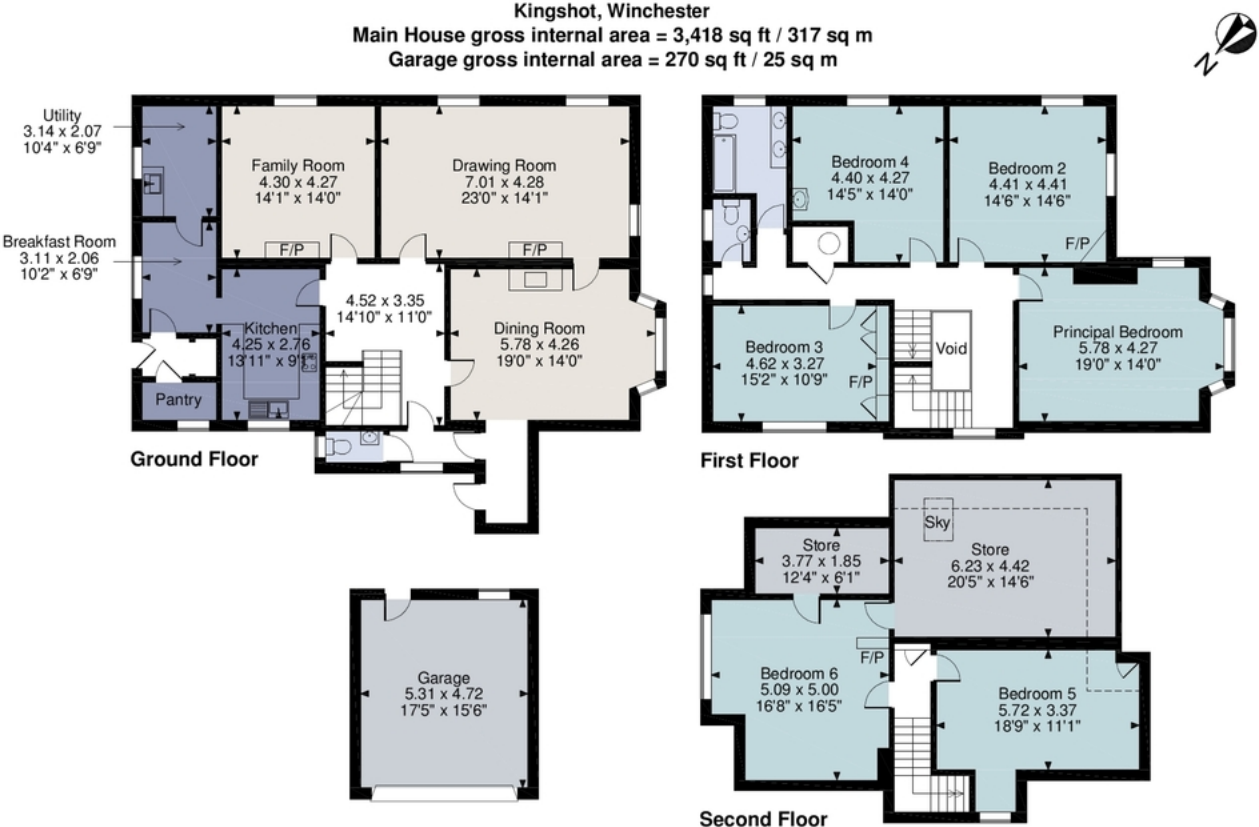
EPC rating = E

Viewing

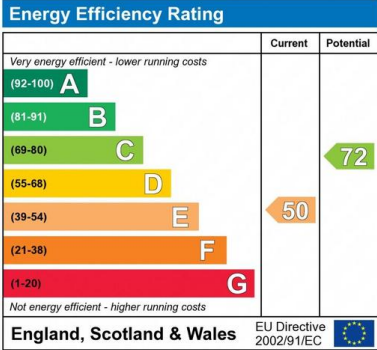
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