



# A superb townhouse close to the city

**31 Cornes Close, Winchester, Hampshire**

Freehold



Living room • Kitchen/dining room • Principal bedroom with en suite • 2/3 further bedrooms • Family bathroom • Integral garage and separate utility • Off road parking for two cars • Additional residents permit parking • EPC = C

### Situation

The property is situated in a popular residential area of Fulflood on the outskirts of the city with good access to the well renowned schools in the area, including Westgate and Kings Secondary Schools. The cathedral city of Winchester offers extensive facilities ranging from educational through to sporting, leisure and cultural.

The Winchester mainline railway station is within a short distance and provides fast rail access to London (Waterloo about 1 hour) together with road communications with junction 11 of the M3 providing good access to both London and connecting networks to the north (A34) and coastal routes (M27).

### Description

Originally built in 1997 by the highly regarded Berkeley Homes, Cornes Close is a delightful residential no through road, whereby this desirable townhouse has a versatile interior across three floors. Approached from a pathway alongside the private driveway, there is a welcoming entrance hall with ground floor accommodation giving access to the an integral garage, a utility room and a spacious study/guest bedroom, which then has access onto the rear garden. The ground floor also has a cloakroom with shower. The main living space is

located on the first floor, with a lovely sized living room and 'Juliet' balcony overlooking the rear garden, and a similar sized kitchen/dining room, with fitted units and 'Juliet' balcony looking out to the front of the property. The three main bedrooms are located on the upper floor, each of excellent proportions and with use of a family bathroom or en suite shower room. Outside, there is a private driveway providing off road parking for two cars (in addition to the available residents' permit parking). The rear garden is a wonderful space offering a private and pleasant area to enjoy. The current owner has landscaped the garden with a paved terrace adjacent to the rear of the property, a central lawn and further terrace seating area to the rear.

### Tenure

Freehold

### Services

All mains connections

### Outgoings

Council Tax Band F

### Local Authority

Winchester City Council

### Energy Performance

EPC available by request

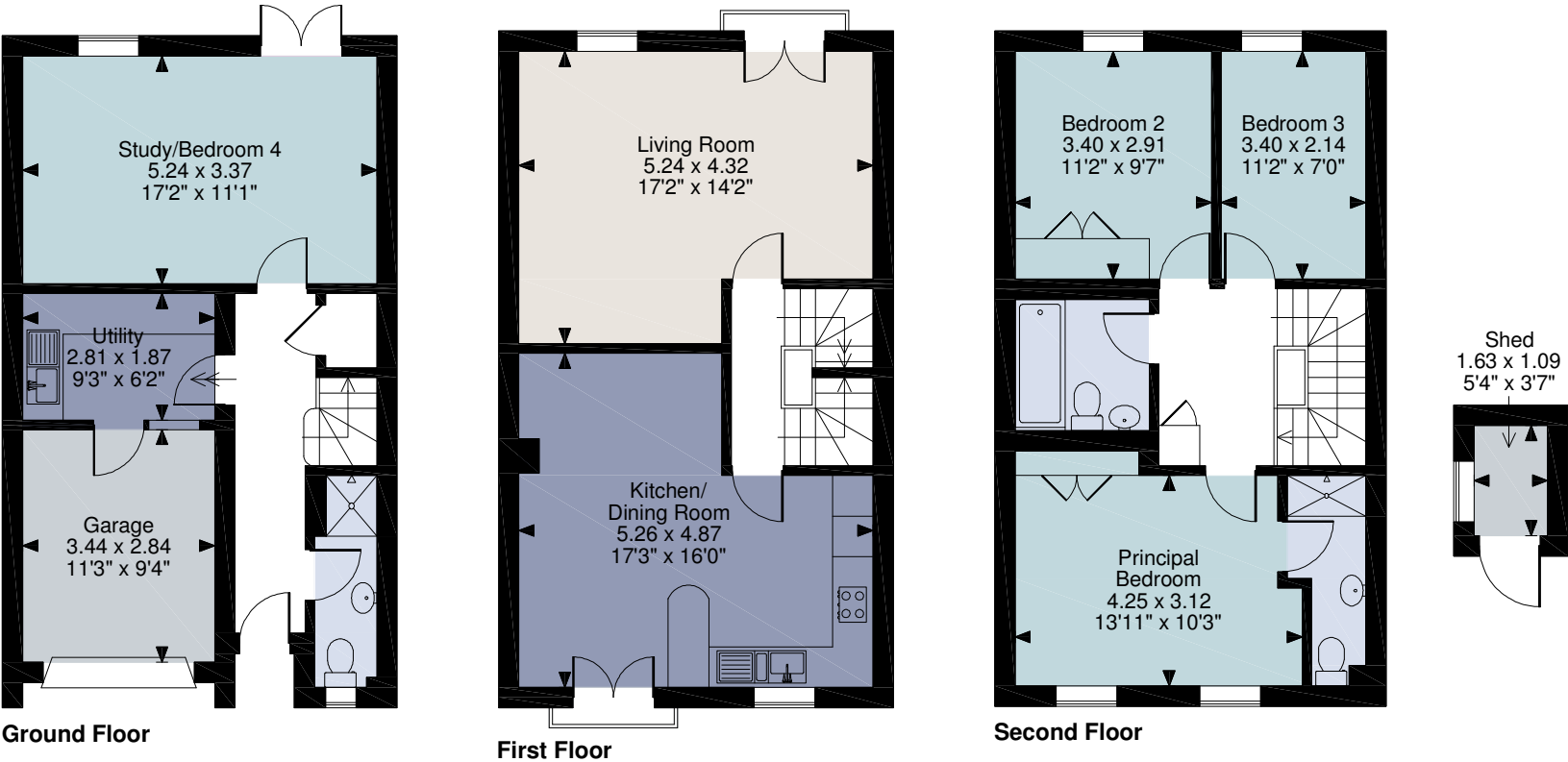
### Viewing

Strictly by appointment with Savills.



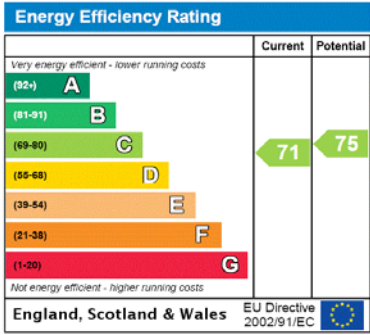


31 Cornes Close, Winchester  
Main House gross internal area 1,414 sq ft/131 sq m  
Garage gross internal area 105 sq ft/10 sq m  
Shed gross internal area 19 sq ft/2 sq m  
Total 1,538 sq ft/143 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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