



Superb townhouse with a versatile interior

3 More Place, St. Matthews Road, Winchester SO22 6BX

Freehold



Four double bedrooms • Bathroom and en suite • Ground floor cloakroom • Open-plan living • Off road parking for two cars • Enclosed garden • Remaining build warranty
Excellent schools and local amenities • EPC = B

Situation

More Place is within a short distance from a thriving local centre, excellent schools and yet within minutes you can be in the heart of historic Winchester, the mainline railway station (linking London Waterloo within the hour) or entering the magnificent South Downs National Park. The nearby Stockbridge Road and Stoney Lane have excellent bus services and you are moments from a plethora of local shops, services and food outlets such as the Post Office, Aldi, Waitrose, Boots, etc. If you're looking for clubs, societies, hobbies or children's groups, you'll find plenty in the local area too. Winchester is on the doorstep of the beautiful South Downs National Park, a wonderful place to enjoy walking, mountain biking, horse riding and family days out. A day on the coast is around 30 minutes' drive with a choice of beaches and plenty of sailing clubs for the more nautically minded.

Description

A unique courtyard development built in 2019 of only eight individual properties. The interior has a wonderful contemporary styling with the focus on quality materials and attention to detail, including large glazed areas ensuring the home is bathed in natural light. The floor space has been maximised, giving quality space and providing a fabulous open plan living/kitchen area and generous bedrooms amounting to over 1200 sq. ft. The kitchen has a stylish fitted furniture

comprising a range of base and wall units with stone work surfaces, with a range of integrated Neff appliances including oven, combi oven/microwave, fridge freezer, dishwasher, hob, extractor hood and washer/dryer. Outside, there is a paved terrace with an enclosed boundary.

Tenure

Freehold – with Residents Management Company to maintain the main access road and landscaping

Services

All mains services, including gas/water/electricity/drainage – double glazing, Gas fired central heating and hot water system provided by energy efficient boiler, radiators with thermostatic valves. Photovoltaic panels installed on the roof

Outgoings

Council Tax Band E

Post Code

SO22 6BX

Local Authority

Winchester City Council

Energy Performance

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

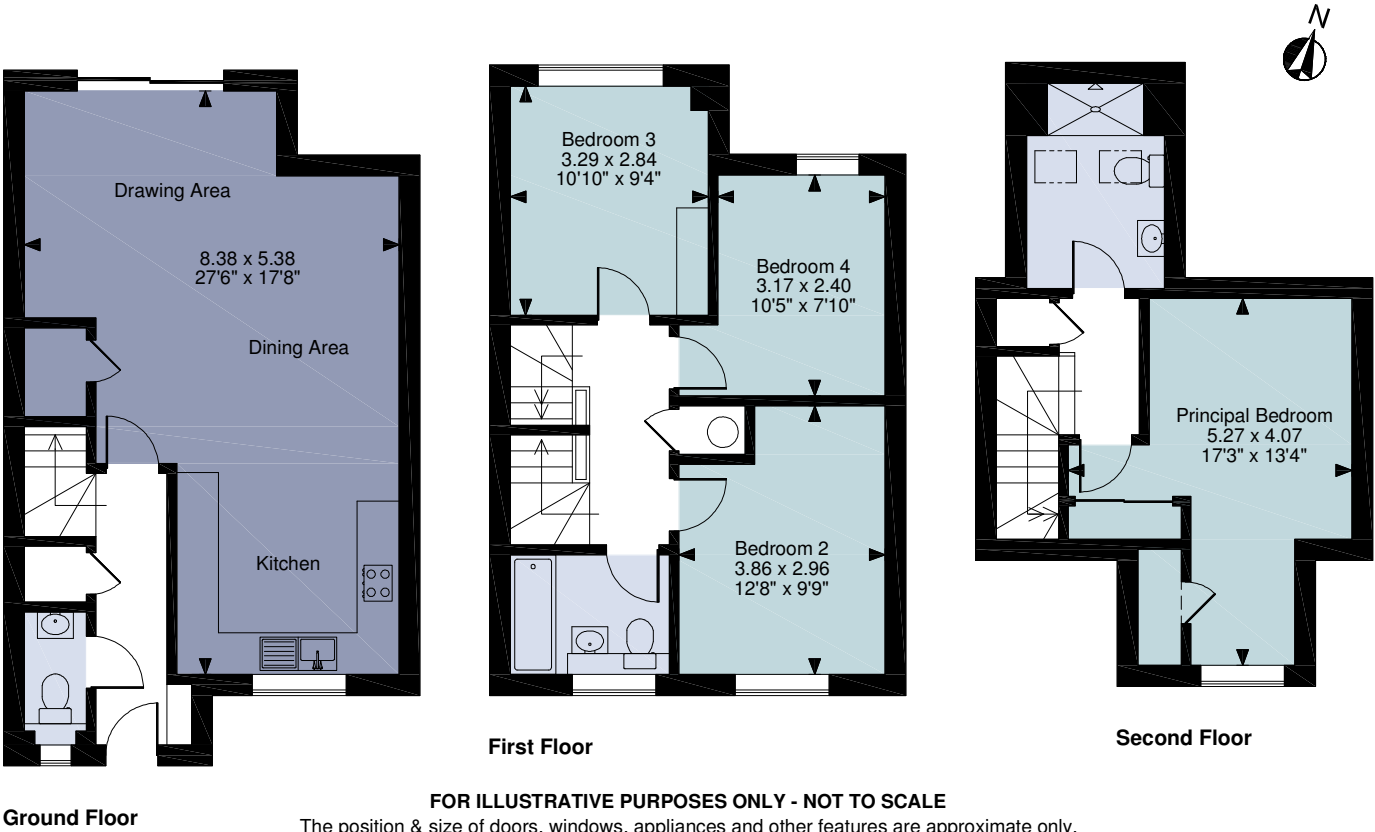
Viewing

Strictly by appointment with Savills.





More Place, Winchester
Main House gross internal area = 1,205 sq ft / 112 sq m



For identification only. Not to scale. © 210205EM

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 89 | 90 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

