



10 Wentworth Grange, Winchester, SO22 4HZ
Guide Price £795,000 Freehold

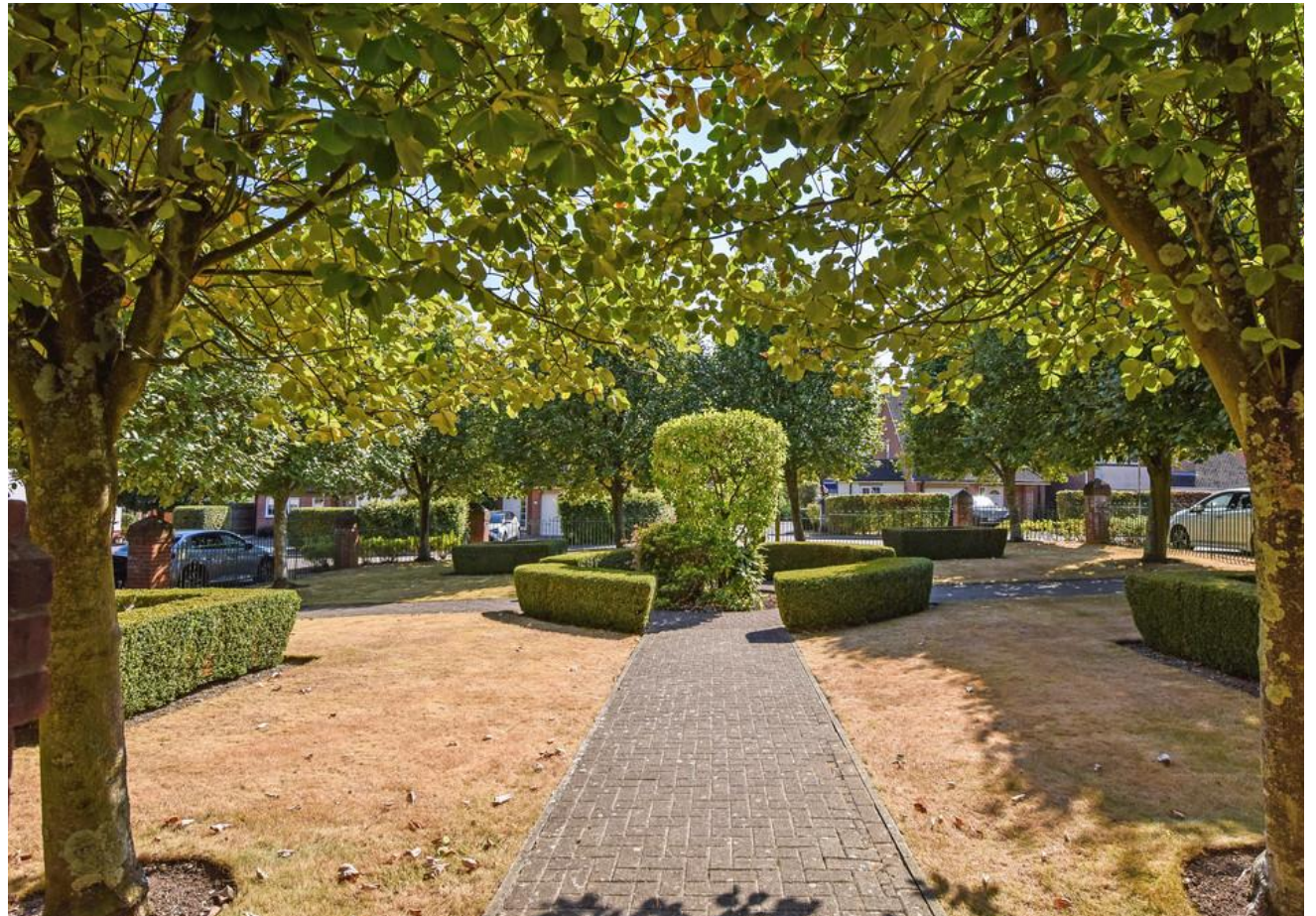


Wentworth Grange, St Cross

3-4 Bedrooms, 3 Bathrooms

Guide Price £795,000

- Immaculately presented end of terrace townhouse
- Spacious kitchen/dining room with French windows to garden
- First floor living room with windows overlooking the square
- Principal bedroom with refitted contemporary shower room
- Guest bedroom with ensuite shower room
- Bedroom three/four (currently one large bedroom but easily converted back to two)
- Modern refitted family bathroom
- Cloakroom and utility room
- Parking, store and electric car point
- Westerly facing rear garden, with studio home office
- Close to City Centre, and walking distance to the water meadows.
- EPC D, Council tax F, service charge c£35pcm





10 WENTWORTH GRANGE, WINCHESTER, HAMPSHIRE SO22 4HZ

Immaculate end of terrace townhouse, with west facing garden, tucked away opposite a beautiful square in St Cross.

Flooded with light, this attractive townhouse has a welcoming entrance hall, leading to the utility room (cleverly taken from a portion of integral garage), cloakroom, and through to the spacious and well fitted kitchen/breakfast room, which has French windows to the garden. On the first floor, there is a charming sitting room, with windows overlooking the square, and a feature fireplace with gas inset fire; and the principal bedroom, with a wall of fitted wardrobes, and refitted shower room. Upstairs again, where two bedrooms have cleverly been opened up to one very large room, but easily separated, with both doors still remaining), guest room with ensuite shower room, and family bathroom.

Outside, there is parking to the front of the former garage (now store), and electric car charging point. The rear garden is westerly facing, with terrace, lawn, and a studio, ideal for home office.









THE PROPERTY – USEFUL INFORMATION

CONSTRUCTION: End of terrace three-bedroom home, believed to have been built in 1995, with brick elevations under a tile roof, with part of the garage converted to be a useful utility room, whilst retaining the up and over door leading to garden storage.

LOCAL AUTHORITIES: Hampshire County Council, Winchester City Council.

PARKING: Driveway parking and additional space to the side of the property.

SERVICES: Mains gas, electricity and water and drainage are connected.

TENURE: Freehold. Council Tax Band F; EPC Band D.

BROADBAND: (Source: Ofcom) Ultrafast Broadband is available with up to 1000mbps download speeds.

FLOODING: (Source: Govt Environment Agency): Surface water, Groundwater, Rivers & Seas, Reservoirs: All Risks are Very Low.

SERVICE CHARGE: Approx £35pcm for contribution towards the upkeep of the communal areas.



LOCATION: Wentworth Grange was developed in the 1990's and is a quiet cul-de-sac on the edge of St Cross, set within walking distance of the Water Meadows, The Queen Inn, Wickham Arms and Winchester Cathedral. The properties are an attractive mix of terraced townhouses, built around a central green area, and detached family homes, where the residents get together for an annual summer garden party.

The St Cross area is one of the prime residential locations of Winchester. The mix of ancient buildings, Roman, Norman and medieval as well as river walks, leafy gardens and wide tree lined streets, coupled with open playing fields and a flat walk into the town centre, past the walls of Winchester College and the Cathedral, all combine to make this an attractive and highly sought after place to live.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance, as well as the Winchester Railway Station for easy access to London Waterloo. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.



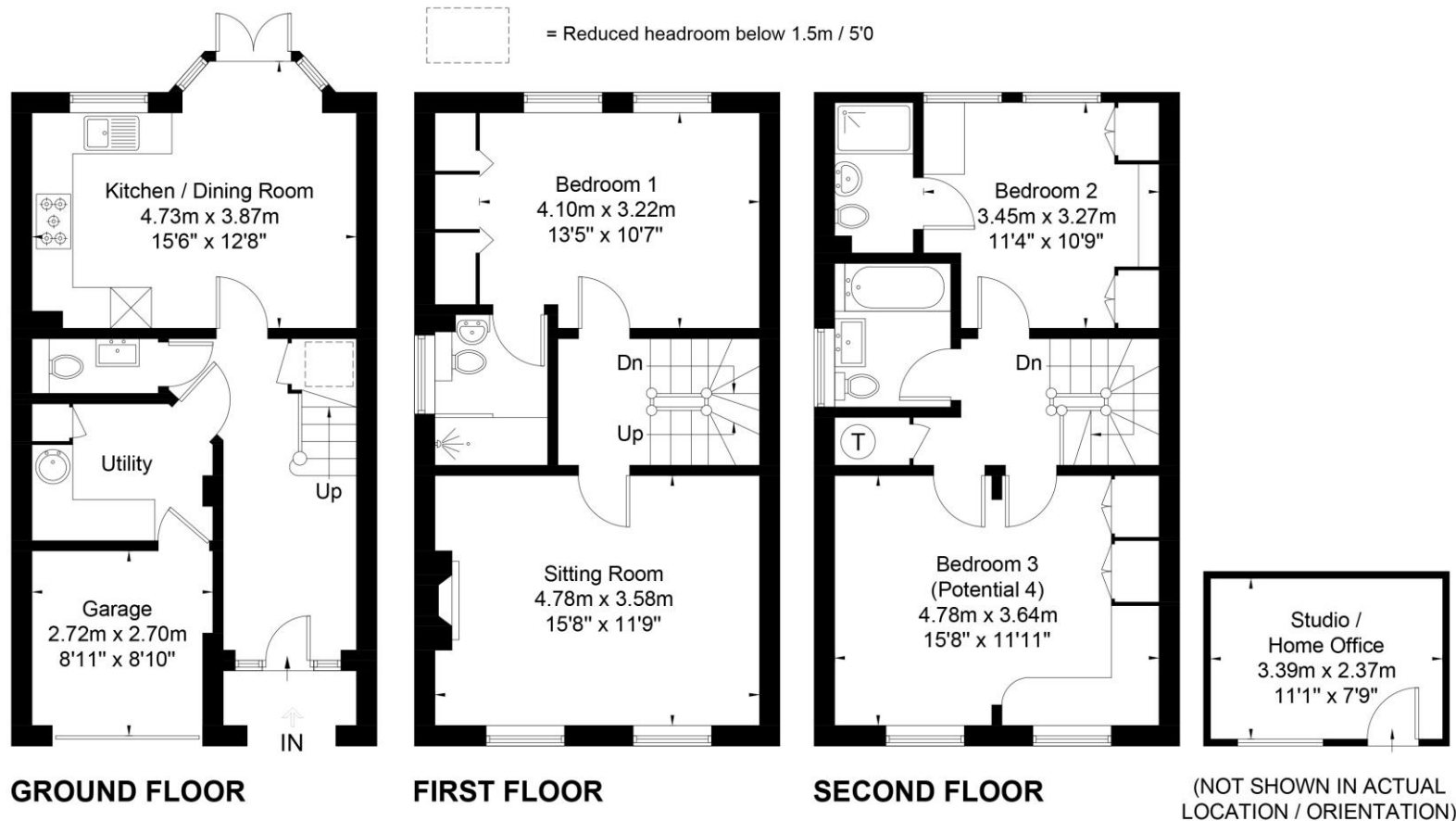
EDUCATION:

SCHOOLING: The property falls within catchment for Stanmore Primary and The Kings' School. Nearby is also St Peter's RC School in Olivers Battery.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI (with the school bus pick up point just along the road), and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft
 Studio / Home Office = 8 sq m / 86 sq ft
 Total = 135.4 sq m / 1457 sq ft (Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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