



8 Westminster Gate, Winchester, SO22 4LN
Guide Price £1,100,000 Freehold



Westminster Gate, Winchester

4 Bedrooms, 2 Bathrooms

Guide Price £1,100,000

- Beautifully presented four double bedroomed home in prestigious development
- Open plan living/kitchen/dining room with doors to Orangery
- Orangery with lantern ceiling and bifold doors to garden
- Sitting room with open fire and window to front of property
- Study/Library with bespoke shelving
- Utility area, boot/coat area and cloakroom
- Galleried landing
- Principal bedroom suite with ensuite shower room
- Three further double bedrooms and contemporary family bathroom
- Landscaped westerly facing rear garden
- In catchment Kings School and Peter Symonds 6th Form College
- EPC C, Council Tax G





8 WESTMINSTER GATE, WINCHESTER, HAMPSHIRE, SO22 4LN

Beautifully presented family home in a small development of just nine properties built to a high specification by Messrs Wiggins Homes in 1987. Each property was designed to include double garaging, forecourt parking and front gardens, ensuring an attractive surrounding for the residents.

A bright entrance hall leads to the cloakroom and all principal downstairs rooms. The hub of this home is the wonderful living/kitchen/dining room which runs almost the width of the house and leads into the Orangery.

The kitchen area has a wealth of soft pale blue shaker style units under a cream stone worksurface, and has ample space for a central island or breakfast table. This leads to the utility area, boot/coats area, and has a door into the double garage. The living area is currently used for dining and has a large picture window to the Orangery. The Orangery features bi-fold doors on two sides, and is a wonderful room for relaxing, and is ideal for a myriad of uses, or simply to enjoy looking out to the garden.





HALLWAY:

The hallway, with useful cloakroom, leads to:

SITTING ROOM:

The sitting room has double doors from the hall, and is a charming room with open fire and large window to the front of the property.

STUDY/ LIBRARY:

The bright study/library has been beautifully fitted with three walls of bespoke shelving.





PRINCIPAL BEDROOM: The principal bedroom has two walls of fitted wardrobes, and a contemporary ensuite shower room.

This comprises a large walk in shower, wc, and basin inset into a long vanity unit fitted with drawers, under an illuminated mirror.





UPSTAIRS: From the hall, an attractive staircase leads to the galleried landing, and to the Principal Bedroom and three further double bedrooms and family bathroom.

FAMILY BATHROOM: The contemporary family bathroom comprises a large walk-in shower, curved bathtub and basin inset into an attractive vanity unit with illuminated mirror above.





GARDENS AND USEFUL INFORMATION

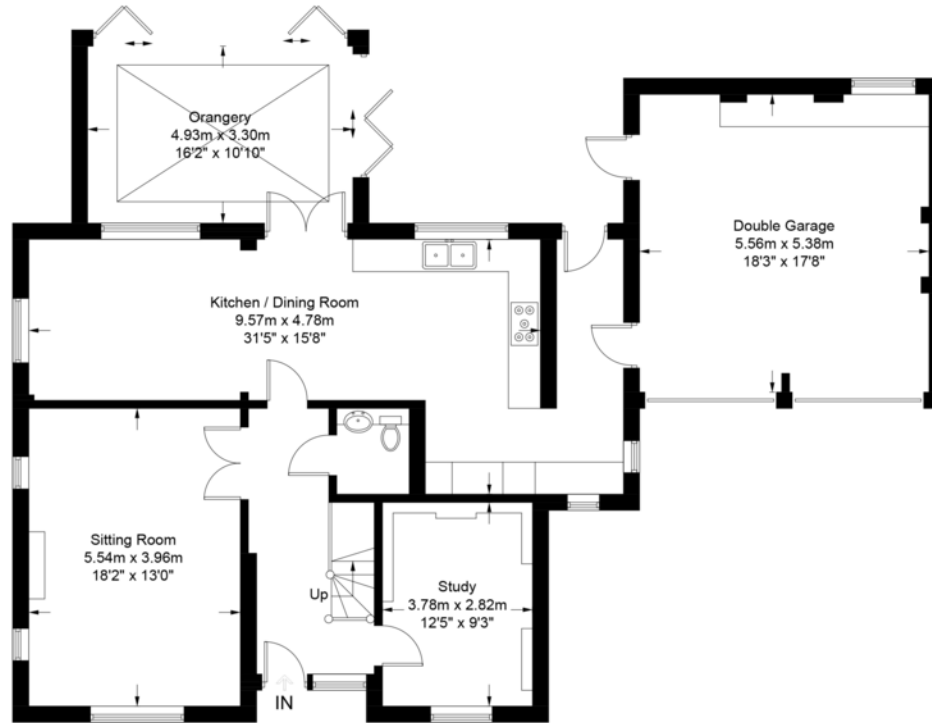
FRONT AREA: The property is set back from the road by a lawned area and brick paving leading to the double garage.

GARAGE: The double doors of the garage open to a cavernous space with power, light, and doors to both the utility/coats area within the kitchen, and to the garden.

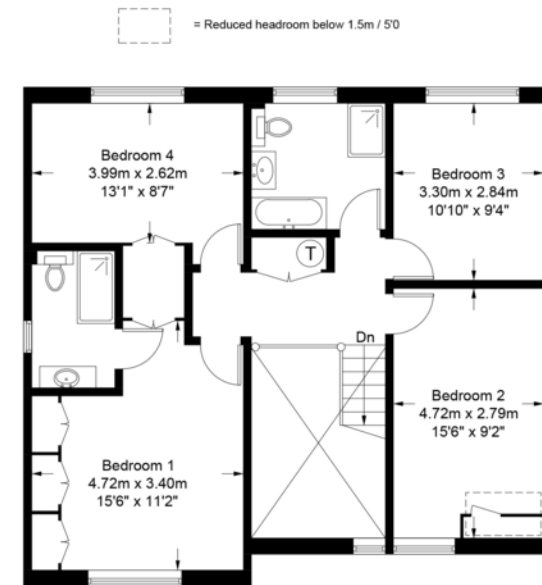
GARDEN: The rear garden is a landscaped joy, and designed for all year colour. It features some tall acoustic fencing, lawns, rockeries and an attractive water feature with water falling down the stone ridges into a small pond, all within sight of the orangery.

SERVICES, SCHOOLS AND TRANSPORT: The property is served by all mains services. It is located just off Olivers Battery Road North, in walking distance of Kings School, Stanmore Primary School, St Peters RC Primary School, and in catchment for the renowned Peter Symonds 6th Form College, within easy access into Winchester's city centre, and has the added benefit of a regular bus service along Romsey Road.

Approximate Gross Internal Area = 217.9 sq m / 2345 sq ft
(Including Double Garage)



Ground Floor



First Floor

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