



63 Manor Road, Winchester, SO22 5SG
Guide Price £700,000 Freehold



**63 Manor Road,
Winchester Village, Winchester**
4 Bedrooms, 2 Bathrooms
Guide Price £700,000

- Attractive detached family home in sought after location
- Beautifully fitted kitchen/breakfast room with French doors to the garden
- Spacious sitting room overlooking front garden
- Principal bedroom with dressing room and ensuite shower room
- Three further double bedrooms and modern family bathroom
- Cloakroom, and coats cupboard
- Secluded south westerly rear garden with gate to further parking
- Garage and two additional parking spaces
- Walking distance to Kings School
- Chain free and repainted throughout
- EPC Band B, Council Tax Band D



63 MANOR ROAD, WINCHESTER VILLAGE, WINCHESTER, SO22 5SG

An attractive link-detached Georgian style family home, built in 2016 by Bovis Homes, and designed by the renowned Winchester architect, the late Huw Thomas.

Winchester Village is enviably located for being both close to the City centre but also only a stone's throw to open countryside. Nearby, there is both the Royal Winchester and South Winchester Golf Clubs, a supermarket and GP surgery at Badger Farm, and the recently opened Hampshire Pantry farm shop which boasts local produce, café and coffee roastery.

There is a Park and Ride bus service within the development, and the City centre is only a short drive away. Schooling is excellent with Kings School being within walking distance, with Stanmore Primary School being nearby along with St Peters RC Primary School, and the renowned Peter Symonds 6th Form College. Nearby independent schools include Winchester College, St Swithun's, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.

The property is set back from the quiet access lane by a lawned front garden and pathway leading to the front door, which is overhung with a well-maintained honeysuckle which makes a wonderful feature growing across the front of this home.

A spacious and welcoming entrance hall has a useful cloakroom and coats cupboard and leads through to the kitchen/breakfast room which is clearly the hub of this home. It has practical ceramic tiled flooring, and features a range of cream cabinetry, beautifully offset with granite work surfaces and fitted appliances which include a raised double oven, and electric hob with contemporary glass splash-back under a modern black extractor fan. There is ample room for a large family dining table, and there are French doors to the garden, from which the kitchen is filled with light which streams through courtesy of the south-westerly aspect. The sitting room is a spacious room with large window overlooking the front of the property.





PRINCIPAL BEDROOM: The principal bedroom is a fabulous room and runs the depth of the house, offering a large spacious bedroom area, leading through to a dressing room, which has a glass fronted fitted wardrobes, and opens into the ensuite shower room.





FIRST FLOOR: From the hallway, stairs lead to the first floor landing and to the four double bedrooms.

BEDROOMS: In addition to the Principal Bedroom, there are three further double bedrooms, one of which also benefits from fitted wardrobes.



FAMILY BATHROOM: The family bathroom has dark grey tiled flooring which offsets beautifully with the white bathroom suite comprising a bath with shower over behind a glass shower screen, wc, basin and large fitted glass mirror set behind useful shelving.





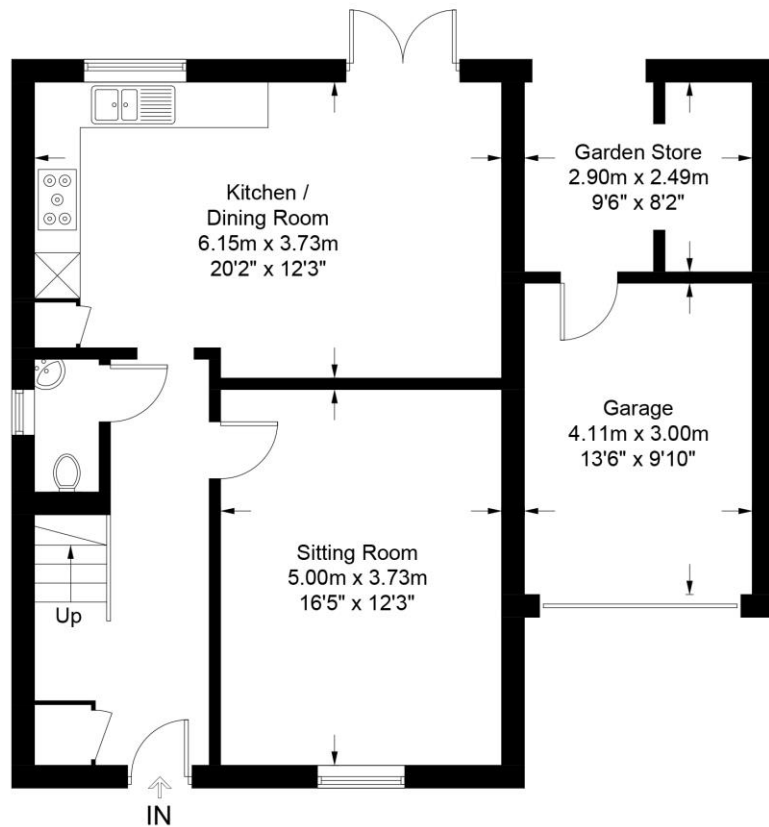
GARDENS: The rear garden has an enviable south westerly aspect, with side access via the garage, and doors from the kitchen/breakfast room which lead onto a deep area of decking, and onto the lawn. To the side of the property is a glazed shed/store, and door to the garage. There is a sauna and hot tub cleverly hidden behind white wooden screening; and a pathway leads to a rear gate and out to a further parking space to the rear.

To the front of the property there is a front garden and pathway to the front door; and to the side there is a parking space leading to the garage which, in turn, opens into the garden.

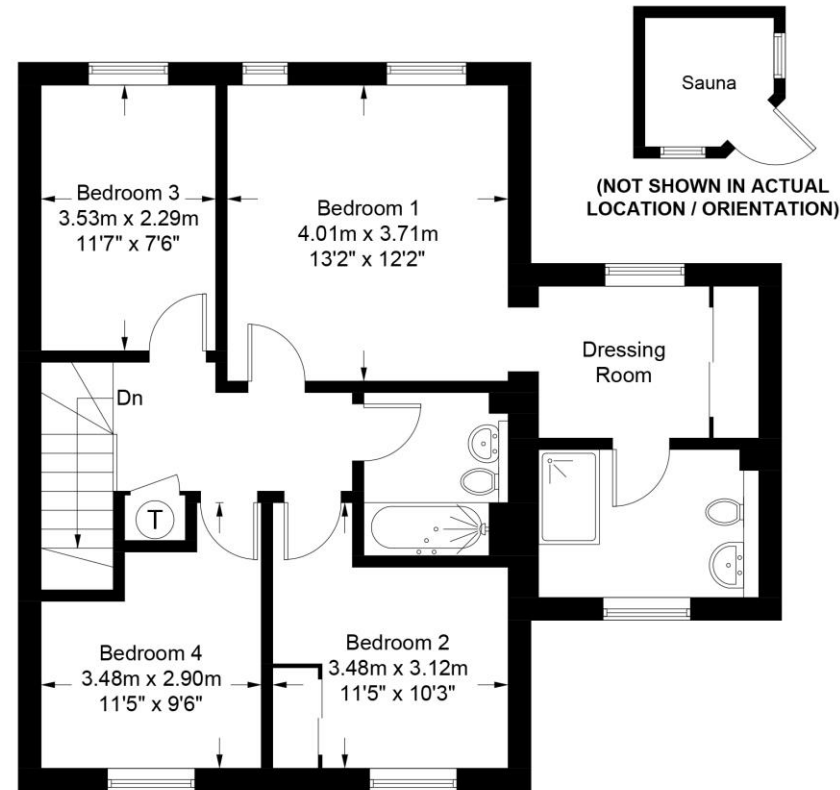
THE PROPERTY: This property is set within Winchester Village, a development of properties built around 2016 designed by the renowned Huw Thomas Architects, and built by Messrs Bovis Homes. It was one of just a few designed in The Diana style, and has been well maintained by our clients since that time. It has been recently repainted throughout and is offered for sale with no forward chain. All mains services connected. Council Tax Band D, EPC Band B.

Local residents have formed a management company, Winchester Village Management Company, and employ Bartley Management to organise the day to day running of the development on their behalf. Service Charge £397.02 (payable as £198.51 every six months).

Approximate Gross Internal Area = 124.6 sq m / 1341 sq ft
Outbuildings = 22.9 sq m / 246 sq ft
(Including Garage)
Total = 147.5 sq m / 1587 sq ft



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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