



22 Egbert Road, Winchester, SO23 7EB
Guide Price £1,250,000 Freehold

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22 Egbert Road, Hyde

5 Bedrooms, 2 Bathrooms

Guide Price £1,250,000

- Beautifully presented five bedroomed house in Hyde
- Open plan living/kitchen/dining room with bi-fold doors to garden
- Sitting room with feature fireplace and large square bay window
- Principle bedroom with fitted wardrobes
- Bedroom Two with fitted wardrobes.
- Two further first floor bedrooms, one currently fitted as a home office
- Contemporary family bathroom with roll top bath and separate shower cubicle
- Further double bedroom in loft conversion with additional bathroom
- Recently landscaped rear garden with terrace, lawns and fabulous built in seating area
- In catchment for St Bedes CofE Primary School and The Westgate School
- Council Tax Band F, EPC Band E



**22 EGBERT ROAD
WINCHESTER, HAMPSHIRE, SO23 7EB**

A five-bedroom semi-detached Edwardian home in one of Hyde's most sought-after roads. This property is one of a limited number of larger properties in Hyde, offering more spacious living of almost 1900 sq ft.

It is only strolling distance to River Park. The station and High Street are also just a short walk away, so the property is perfectly located for those working from home or commuting, and for those wishing to live in one of Winchester's most loved areas. The historic Hyde Tavern is nearby and the ever-popular King Alfred Pub is just around the corner.

The property enviably falls within catchment for St Bede CofE Primary School and The Westgate School. Nearby independent schools include Winchester College, St Swithun's, King Edward VI, and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.

White painted brick elevations are complemented by large square bay windows, typical of the period, and featuring detailing picked-out in contrasting black.

Set behind a low wrought iron fence, the approach to the property is paved with traditional black and white chequerboard tiles and leads to a substantial porch and the front door, of traditional panel formation, with patterned clear and coloured glass inserts, which opens onto the hallway.

HALLWAY: The hallway is lit by a large sash window and features polished wood floorboards, and each of the principal downstairs rooms open from here.

It turns in an L-shape by the stairs and leads to recently refitted cloakroom with beautifully tiled floor, and deep understairs storage cupboard.

SITTING ROOM: At the front of the property is the formal sitting room. This is a large square room brightly lit from the bay window and benefits from wooden floorboards, a high ceiling, picture rails and cast-iron fireplace in between contemporary shelving and cupboards.





KITCHEN/LIVING/DINING ROOM: Across the hall to the kitchen, extended and modernised by the current owners, this is now a lovely family area, with cooking, dining and relaxing space – making it the heart of the home.

The kitchen features a run fitted cabinetry and integrated dishwasher and fridge, under a polished wooden counter-top, with a double butler's sink, on the left-hand external wall; two large sash windows provide plentiful natural light. On the right hand internal wall is a range cooker set into an alcove, and black granite counter tops providing great prep space and feature a range of pan drawers and storage cupboards.

Steps lead down to the family area, with space for a large dining table, TV watching area with sofas and chairs and contemporary built-in storage units. Underfloor heating is present throughout this area and is brightly lit by overhead skylight windows and a wall of glazed bi-fold doors opening onto the garden.

UTILITY ROOM: A separate utility room opens from the kitchen and provides excellent storage space with grocery cupboards, further storage space and an integrated fridge/freezer, sink unit and space for a washing machine and tumble dryer.



AND SO TO BED: The stairs rise to the first floor with a pleasantly open landing space, where there are four bedrooms and the family bathroom. **PRINCIPAL BEDROOM:** The Principal Bedroom is a charming double room, flooded with light from the bay window and featuring a range of fitted wardrobes.





FIRST FLOOR BEDROOMS AND BATHROOM: In addition to the principal bedroom, there are two further good sized double bedrooms, each with built in wardrobe cupboards and large sash windows. The last room on this floor is a single bedroom, currently utilised and fitted out as a study.

SECOND FLOOR: A loft conversion on the second floor provides a further double bedroom and features an en-suite bathroom, and benefits from Velux windows and under-eaves storage areas. The current owners obtained planning permission in 2020 (20/02261/HOU) to create dormer windows on this level, potentially adding greatly to the space and useability, this permission has now lapsed but may be reinstated (STP).



FAMILY BATHROOM: The family bathroom has been recently refitted and is now a wonderfully contemporary family bathroom, featuring a roll top bath, with separate shower cubicle, and features a fabulous Burlington high flush vintage style cistern.





GARDEN: The garden is lawned and has attractive flower beds and mature shrubs. A stone-built seating area forms a wonderful outside entertaining space. Brick walls run either side of the garden to the bottom where there is a garden shed, with sedum roof. On the rear boundary trellising and pleached evergreens provide good privacy. Side access leads round to the front of the property via a wooden gate.

THE PROPERTY: Semi-detached Edwardian house, brick and tile construction. A new Worcester combi boiler was installed in January 2023.

PARKING: This property has permit parking with permits available from the local council offices. It has an allocation of two resident permits (at £55pa for the first one, £75pa for the second), two visitor permits (c£75pa each), and a bundle of scratch cards, the cost for which is invoiced by the council if required.


USEFUL INFORMATION:

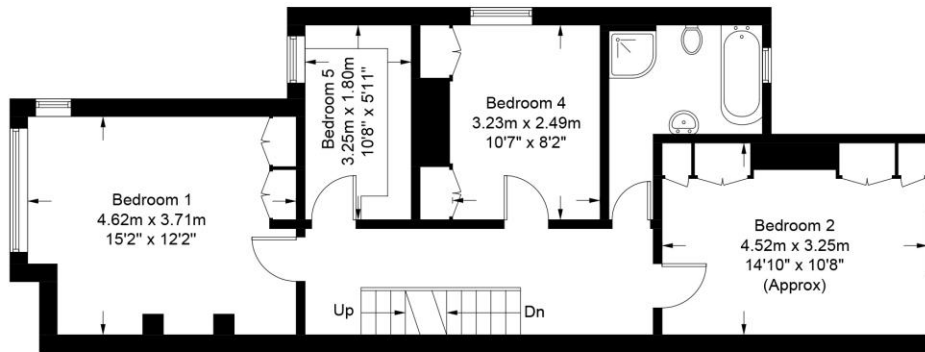
Tenure: Freehold;
All mains services connected.
Council Tax Band F; EPC Band E
Local Authority - Winchester City Council

BROADBAND: Standard 16 Mbps and Superfast 60 Mbps Ultrafast 1000 Mbps (data from OFCOM Broadband checker)

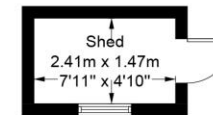
Approximate Gross Internal Area = 174.6 sq m / 1879 sq ft
 Shed = 3.5 sq m / 38 sq ft
 Total = 178.1 sq m / 1917 sq ft



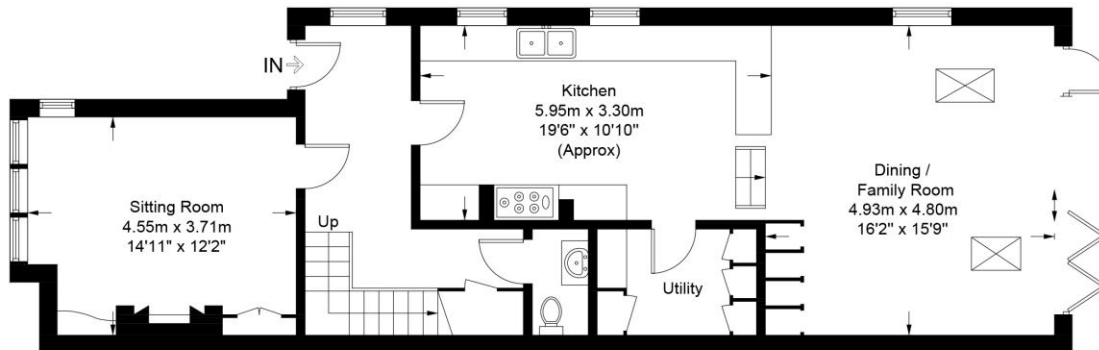
 = Reduced headroom below 1.5m / 5'0"



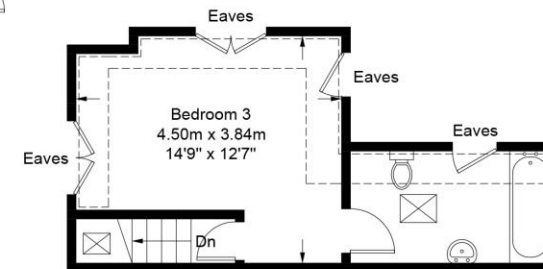
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1163774)

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