



**5 Alexandra Terrace, St Cross, Winchester, SO23 9SP**  
Guide Price £695,000 Freehold

*Nony*  
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## 5 Alexandra Terrace, Winchester

3 Bedrooms, 2 Bathrooms

**Guide Price £695,000**

- Three bedroom Victorian terraced cottage in the heart of St Cross
- Contemporary open plan living/ kitchen/ dining room with stable door to garden
- Spacious first floor bedroom, currently used as a sitting room, with feature fireplace
- Two contemporary bathrooms
- Attic Room, currently used as a study, with wonderful views
- Fantastic far-reaching views across Winchester
- Attractive low maintenance garden – recently re-landscaped
- Set on a private no-through road with parking
- Walking distance to the city centre, railway station, and in Kings School catchment
- Council Tax Band D, EPC Band D





**5 ALEXANDRA TERRACE, ST CROSS,  
WINCHESTER  
SO23 9SP**

Rarely available in this much sought-after terrace is this stunning three bedroom Victorian cottage. Set in a private no-through road, just minutes from the City centre and the railway station, the property offers very flexible contemporary living space with spacious rooms, large double-glazed sash windows and modern bathrooms

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 property falls within catchment for The Kings School, Stanmore primary school and Peter Symonds 6th form college. Nearby independent schools include Winchester College, St Swithun's, King Edward VI (with the school bus pick up point further up the St Cross Road), and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.

The front door leads up into the living room which is open plan to the kitchen area. A large sash window floods the room with light and built-in shelving and cupboards provide useful storage and display space. Polished wood effect flooring is in place throughout this area and runs through into the kitchen/dining area.

The fitted kitchen has a range of cream base and eye level storage and integrated units as well as an oven under a gas hob. From the kitchen is a useful utility space and a part glazed stable door leads to the garden.







**PRINCIPAL BEDROOM:** A spiral staircase provides access to all floors. On the lower ground floor, a hallway with built in wardrobes and cupboards leads to the main bedroom. This is a large room with further built-in wardrobes and a glazed door opening onto a small external storage area and access up a set of steps to the garden.

**BATHROOM:** Across the hallway is a modern bathroom with freestanding slipper bath with clawed feet and separate shower cubicle. Controllable mood lighting, heated towel rail, white porcelain basin and a vanity unit add to the charm of this room.







**FIRST FLOOR:** On the first floor, one of the bedrooms is currently used as an additional sitting room. This is a light and bright room with two large windows overlooking the garden and features wonderful views across Winchester. An inset feature fireplace provides a focal point and alcoves either side of the fireplace provide potential for display and storage space. A further double bedroom served by a stylish shower room completes the accommodation on this floor.



**ATTIC:** The top floor is an extended attic room, with a substantial dormer window offering beautiful views across Winchester, including the Cathedral, Winchester College, the water meadows and downland beyond. *Whilst this space does not currently have building regulations approval, it is currently utilised as a home office, with eaves storage either side.*





**OUTSIDE:** The rear garden, which can be accessed via the ground and lower ground floors, has been recently landscaped and improved by the current owners, creating a delightful space for enjoying sunny days and entertaining friends, as well as enjoying fabulous views across Winchester.

#### **FURTHER INFORMATION:**

**THE PROPERTY:** Construction: A Victorian mid-terraced property over 4 floors, believed to date from before the 1900's and therefore construction is believed to be of traditional brick and tile construction.

**CONSERVATION AREA:** The property sits within the Winchester Conservation Area

**LOCAL AUTHORITIES:** Hampshire County Council and Winchester City Council

**PARKING:** The property has the right to park on Alexandra Terrace, the current informal arrangement between residents is to park two vehicles, one directly outside the house and the other on the opposite side of the road. Permit parking, available via Hampshire County Council, allows for further parking on-street in the immediate area.

**Tenure:** Freehold

**EPC:** Band D; **Council Tax Band:** D

**Broadband:** (Data via Ofcom)

Standard Max 16 Mbps Download speed

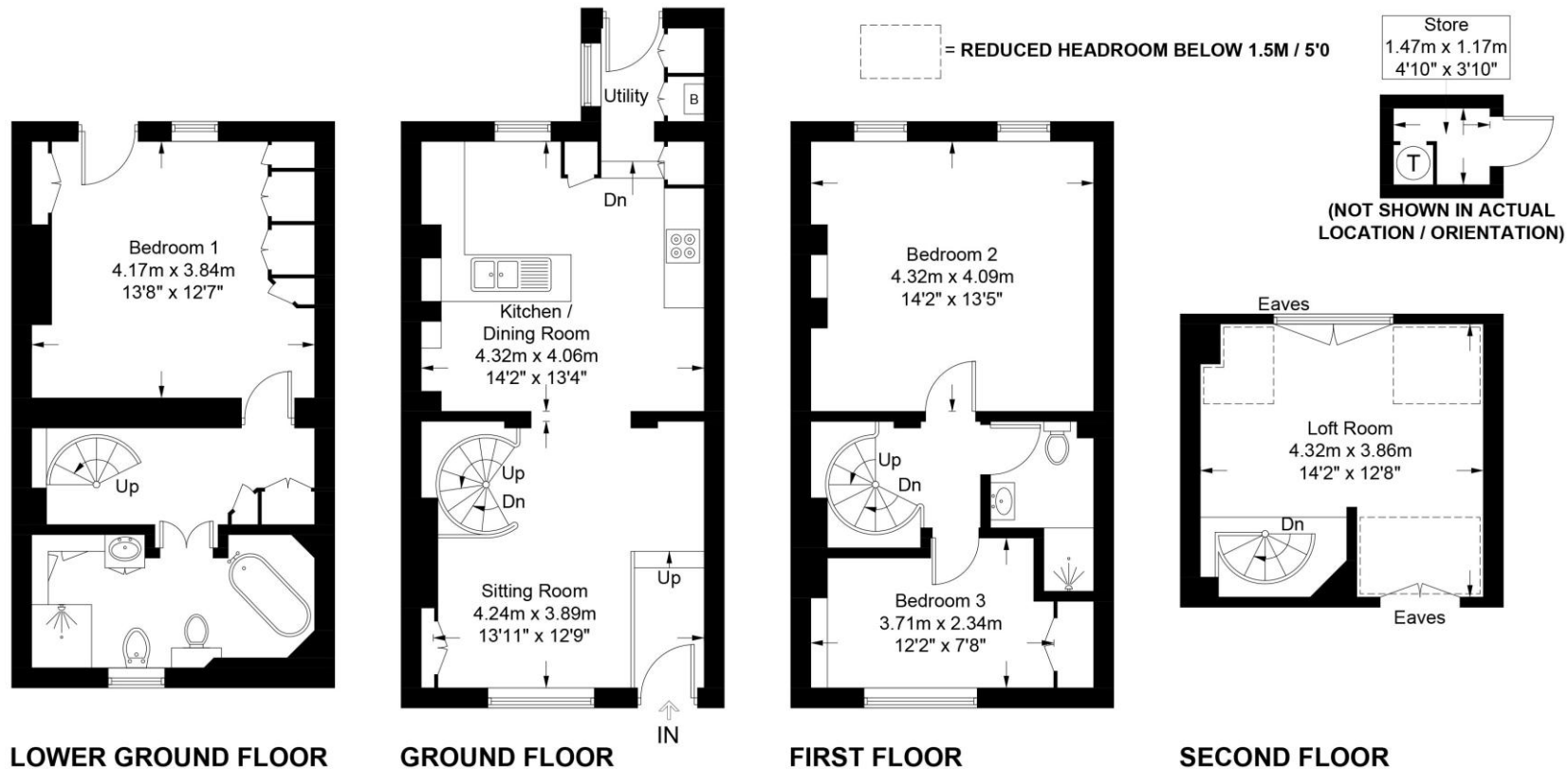
Superfast Max 80 Mbps Download speed

**Flood Risk:** Surface Water - very low; Rivers and Seas – very low.





Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft  
 Store = 1.7 sq m / 18 sq ft  
 Total = 125.4 sq m / 1349 sq ft  
 (Including Attic)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzo Marketing (ID1178269)

## MAC NKS

4 Romsey Road • Winchester • SO23 8TP  
 T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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