



25 St Matthews Road, Winchester, SO22 6BT
Offers Over £575,000 Freehold



25 St Matthews Road, Weeke

3/4 Bedrooms, 2 Bathrooms

Offers Over £575,000

- Beautifully presented family home in popular no through road
- Spacious living/kitchen/dining room with woodburning stove and doors to garden
- Sitting room with inset feature fire
- Three double bedrooms
- Two contemporary modern bathrooms
- First floor study (potential nursery) with pocket door to landing
- Cloakroom
- Underfloor heating throughout
- Secluded rear garden with terrace and lawn
- Off street parking for two cars
- In catchment for Weeke Primary School, Henry Beaufort Senior School, and Peter Symonds 6th form College
- Council Tax Band D, EPC Band C



**25 ST MATTHEWS ROAD,
WINCHESTER, SO22 6BT**

A spacious four bedroomed family home in the heart of Weeke in Winchester, with underfloor heating, set on a quiet cul-de-sac with views across the playing fields.

This delightful property has been thoughtfully transformed from a semi-detached layout, with the current owners having added a new adjoining property to the left, making it available for sale without any onward chain.

It seamlessly blends modern living with a traditional exterior, featuring an inviting entrance with parking and a private garden.

ENTRANCE: Within the hallway, there is a cloakroom and stairs to the first floor.

SITTING ROOM: The spacious hallway welcomes you into a bright sitting room with a large window which frames the front garden, while a chimney breast with inset feature fire gracefully divides it from the contemporary open plan living/kitchen/dining area, perfect for family gatherings and entertaining.

KITCHEN/FAMILY ROOM: The kitchen offers an impressive design with an abundance of fitted cupboards, including wall units enhanced by opaque glass fronts and inset lighting for a modern touch. Key appliances like the washing machine and tumble dryer are smartly concealed. There is an induction hob and eye level double ovens, and a vibrant pink splashback serves as a focal point.

The central island provides additional storage and houses a wine fridge, complemented by a cosy corner woodburning stove and bi-fold doors seamlessly connecting the indoor space to the garden.





FIRST FLOOR: Upstairs, on the first floor, there are two double bedrooms, a modern family bathroom, and a versatile study/nursery with views of St Matthews Park. From here, stairs lead up to the 2nd floor.





SECOND FLOOR: The spacious second floor boasts a large double bedroom with a dormer window overlooking the garden, complemented by fitted wardrobes and ample eaves storage, alongside a stylish shower room equipped with a walk-in shower, wc, and a basin set within a vanity unit.





OUTSIDE: The wall of bi-fold doors from the kitchen seamlessly connect to a generous decked terrace, creating an inviting outdoor space perfect for entertaining which, combined with the lawn and the garden swing, offers a wonderful space for relaxation and play. To the front, there is an area of parking to the front of the property for two cars.

THE PROPERTY – USEFUL INFORMATION:

Whilst we are not surveyors, we believe the house to be of traditional brick construction under a tiled roof, and there is underfloor heating throughout. It is freehold, with all mains services connected including a modern gas combination boiler. The windows are low maintenance double glazed UPVC, the majority of which were replaced in 2024. Council Tax Band D, EPC Band C.

BROADBAND: Ultrafast broadband connectivity (1000mbps) is available (source: Ofcom checker).

PARKING: There is off street parking to the front, and the property also benefits from an allocation of upto two additional parking permits from HCC (if required) at £55pa each (as at March 2025).

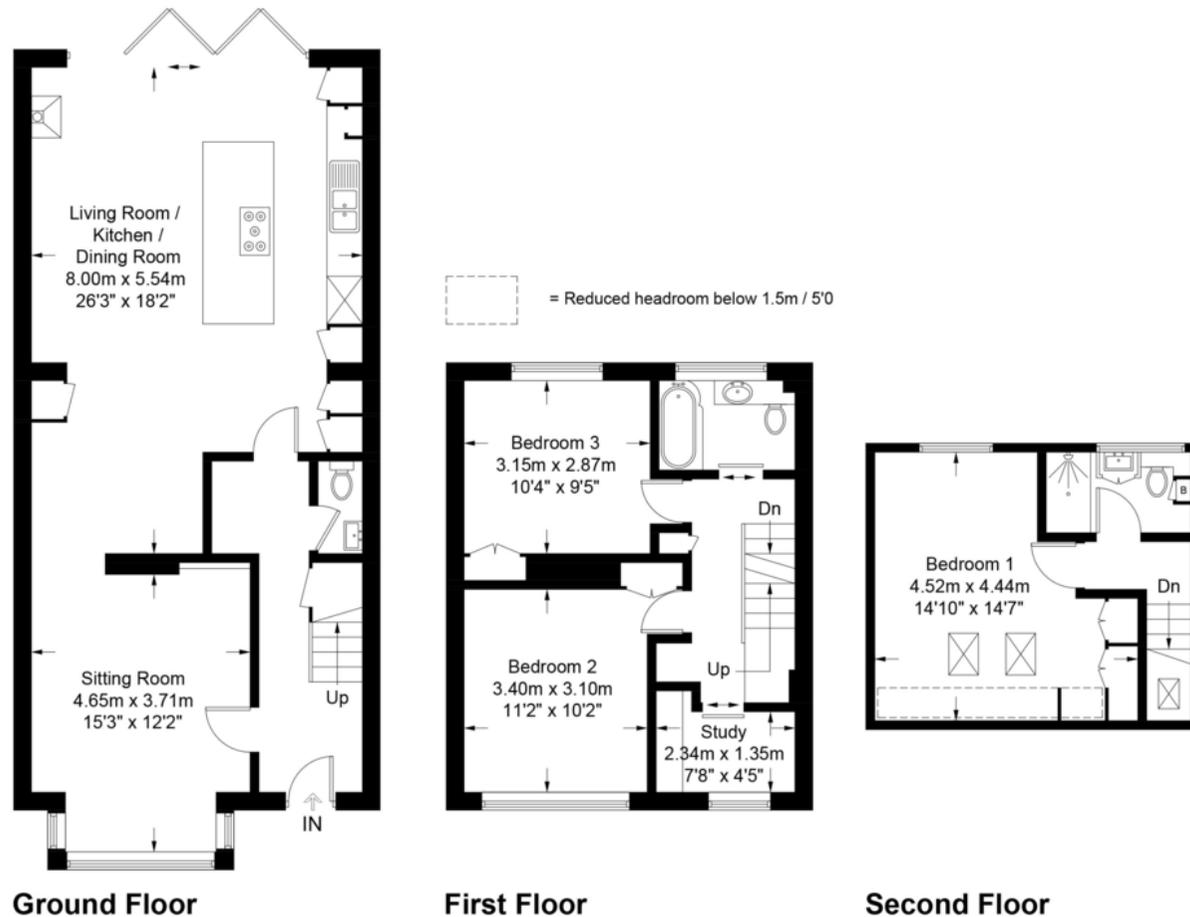
LOCATION: 25 St Matthews Road is set on a quiet no through road, with easy access through a shortcut to Winchester Racquets & Fitness Club. Just along the road from the property there are local shops, such as a Spar, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

SCHOOLS: The property is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College.





Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1182510)

MAC NKS

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

01962 843346

<http://www.martinco.com>


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