



14 St Matthews Road, Winchester, SO22 6BT
Guide Price £625,000 Freehold



14 St Matthews Road, Weeke

3 Bedrooms, 1 Bathroom

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- Immaculate extended three bedroomed property in sought after location, backing onto St Matthews Field
- Fabulous open plan living/kitchen/dining room with doors to garden
- Three bedrooms, one currently used as a study
- Contemporary refitted bathroom with bath and separate shower
- Guest cloakroom
- Beautifully planted southerly facing rear garden
- Off street parking, and space for garage if required (subject to planning)
- Close to local shops and bus routes
- In catchment for Weeke Primary School and Henry Beaufort Senior School
- PP granted for loft conversion with dormer windows to add two further bedrooms and a bathroom



14 ST MATTHEWS ROAD, WINCHESTER

A delightful detached three-bedroom property in Winchester's popular suburb of Weeke, close to good local schools, a flat walk to shops and services, and within easy reach of Winchester's mainline railway station.

St Matthew's Road is a quiet residential street with easy access through a shortcut to Winchester Racquets & Fitness Club, with St Matthew's Field recreation ground directly behind.

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

Weeke is a popular family location, being ideally situated for access to the town centre, as well as having Winchester's main line station within easy walking distance, there are a number of popular local pubs and shops, takeaways and restaurants in the area.

A further walk brings you into the historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.

Set back from the road a pathway, with parking on either side, leads to the front door which opens onto the entrance hall, from which all principal rooms may be accessed. From the hallway a sightline directly through the property gives wonderful views of the sunny garden.

The main living space has been extended to create a delightful open plan kitchen/sitting/dining room, with skylights flooding the space with daylight, cleverly zoned for contemporary functionality.

The kitchen area is well designed with ample preparation space on polished laminate wood-style worksurfaces, with space for a fridge freezer and high gloss white storage units and integrated utilities below. Windows overlook the sunny garden from two aspects and double doors open to a patio area. A useful cloakroom with a storage cupboard completes the accommodation for this section.





AND SO, TO BED: The main bedroom is a large double positioned to the front of the property with room for built-in storage and wardrobes if required.

Bedrooms two and three are both doubles, with Bedroom three currently used as a second sitting room, with double doors to the garden.

BATHROOM: All three rooms are served by a recently updated modern family bathroom with separate shower and bath.

FUTURE POTENTIAL: The current owner has obtained planning permission under ref 23/02930/HOU to further extend the property with a loft conversion with two bedrooms and a bathroom.



GARDENS: The front garden has been attractively gravelled to provide extra off-road parking. The southerly-facing rear garden, designed to be easy maintenance, has been landscaped and improved by the current owner, creating a delightfully private and secluded space for enjoying sunny days and entertaining friends.

PARKING: The property has off-road forecourt parking, upon which the current owners have regularly and comfortably parked three to four cars. Permit parking, available via Hampshire County Council, allows for further parking on-street in the immediate area.

USEFUL INFORMATION:

THE PROPERTY - Construction: A detached single-storey property, understood to date from around 1960 with modern extensions and therefore construction is believed to be of traditional brick and block under a tile roof. Overall plot size 0.10 acres.

SCHOOLING: 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., each of which are within walking distance. 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.

Existing Planning Permission: In 2024 Permission was granted to extend and create two further bedrooms and a bathroom in a loft conversion with rear facing dormer window - Reference 23/02930/HOU.

Local Authorities: Hampshire County Council and Winchester City Council.

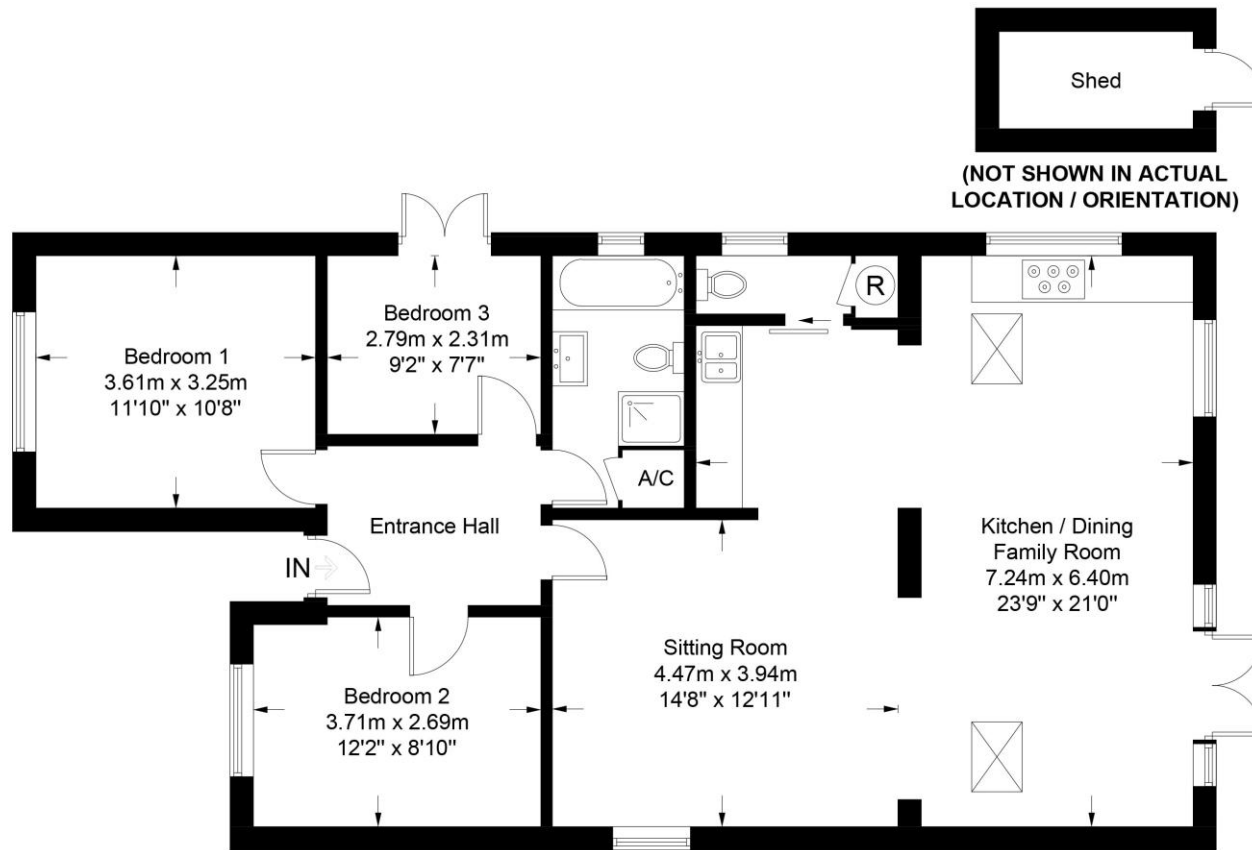
TENURE Freehold; **EPC Band C;** **Council Tax Band: D**

Broadband: (Data via Ofcom) : Standard Max 16 Mbps Download speed; Superfast Max 80 Mbps Download speed; Ultrafast Max 1000 Mbps Download speed

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



Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft
Shed = 3.2 sq m / 34 sq ft
Total = 100.3 sq m / 1079 sq ft



GROUND FLOOR

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