



12 Twiss Square, Winchester, SO23 7FF
Guide Price £470,000 Freehold



12 Twiss Square, Winchester SO23 7FF

2 Bedrooms, 2 Bathrooms

Guide Price £470,000

- Wonderfully located two-bed home in gated community
- Available with no onward chain
- Kitchen/breakfast room, with door to garden
- Main bedroom with fitted wardrobe and ensuite shower room
- Further double bedroom
- Family bathroom
- Attractive rear garden
- Car port and additional allocated parking space
- Walking distance to mainline rail station
- In catchment for St Bedes CofE Primary School and Westgate Senior School
- Council Tax Band D, EPC Band C



12 TWISS SQUARE, WINCHESTER, SO22 7FF

A charming and secluded home in a gated Winchester development, tucked away within the exclusive and tranquil setting of Twiss Square, this beautifully presented two-bedroom semi-detached home offers peace, privacy, and modern comfort in a highly desirable development. Built by Croudace Homes in 2009, the development is thoughtfully designed around a central lawned green, with elegant brick-paved access way and allocated parking for each property.

Twiss Square lies within one of Winchester's most sought-after residential areas, ideally placed for access to both the mainline station and the historic city centre, both of which are a gentle, near-level walk away. The city offers a vibrant mix of independent shops and boutiques, acclaimed restaurants including The Ivy, Brasserie Blanc, and Rick Stein, as well as cultural highlights such as the Everyman Cinema and Theatre Royal.

A neat front garden frames the entrance, leading to a welcoming porch and front door. Step inside to a bright entrance hall, which provides access to a convenient cloakroom and opens into the main living space. **The sitting room** is a generous and inviting space, with natural light from the front aspect and a door that leads seamlessly into the kitchen/dining room. A useful understairs cupboard adds practical storage.

The kitchen/dining area is a highlight of the home being sunny, spacious, and superbly equipped. It boasts an excellent range of wall and base units, integrated appliances including oven, hob, dishwasher, and washing machine, and enjoys a pleasant outlook over the rear garden through a large window and glazed door.





Upstairs: the first-floor landing includes a handy linen cupboard housing the hot water tank with megaflow pressurised water system ensuring excellent constant water pressure.

BEDROOM ONE & ENSUITE SHOWER ROOM: The main bedroom overlooks the front garden and features a large, fitted double wardrobe with mirrored sliding doors, as well as access to a stylish ensuite shower room with fitted vanity unit.



BEDROOM TWO: The second bedroom is also a comfortable double featuring a lovely view over the rear garden. **BATHROOM:** A modern family bathroom completes the accommodation, with sleek contemporary tiling, inset basin with vanity storage, and a P-shaped bath with shower over.





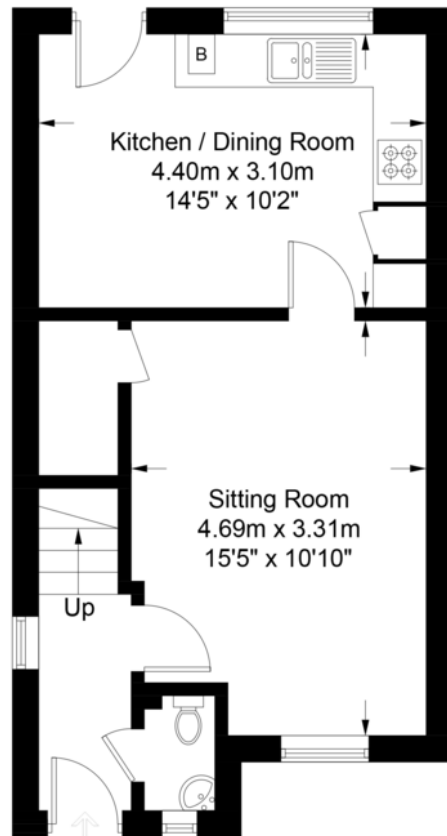
GARDEN: The south-facing rear garden is a delightful and low-maintenance space, perfect for summer dining and entertaining, with a paved patio area, lawn, side gate access, and a garden shed. **PARKING:** the property offers private tandem parking for two vehicles-one of which is sheltered beneath a handsome oak-framed carport.



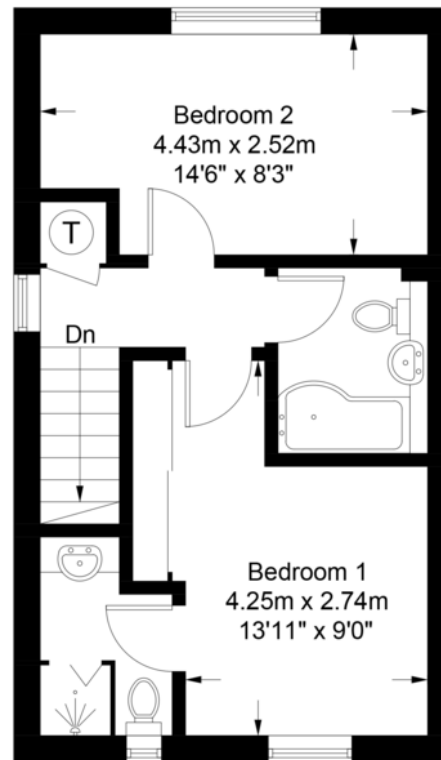
USEFUL INFORMATION:

Construction: Semi-detached property, built in 2009 by Croudace Homes with red brick elevations and a slate roof. **Utilities:** The property has all mains services connected. **Service Charge:** Approx. £681pa which covers the maintenance and insurance of the communal grounds, gates, and lighting. **Council Tax Band D; EPC Band C.** **Tenure:** Freehold. **Parking:** Separate car port and further allocated parking space **Heating:** Gas central heating system **Flood Risk** (Source: Govt Environment Agency): Risks Very Low. **Broadband:** (Source Ofcom): Ultrafast Broadband available: 1000 mbps download and 100 mbps upload. **Schooling:** The property falls within catchment for St Bede's CoFE Primary School, The Westgate School, and 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.

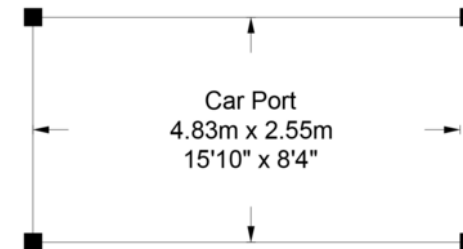
Approximate Gross Internal Area = 71.9 sq m / 774 sq ft
(Excluding Carport)



IN
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1214533)

MAC NKS

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

01962 843346

<http://www.martinco.com>

MARTIN&CO

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.