



Downedge, 110 Romsey Road, Winchester, SO22 5PJ
Guide Price £1,095,000 Freehold

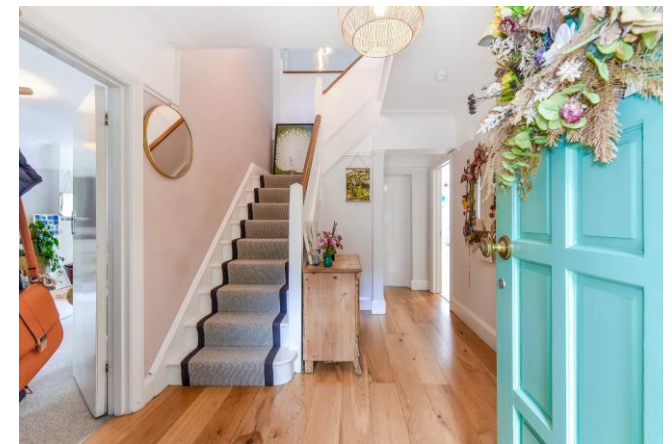


**Downedge. 110 Romsey Road,
Winchester, SO22 5PJ**

5 Bedrooms, 2 Bathrooms

Guide Price £1,095,000

- Detached 1930's five bed home in sought-after location
- Contemporary kitchen/dining room with doors to garden
- Full length living room with open fireplace
- Snug/family room
- Utility room/cloak room with shower
- Stunning galleried landing
- Four double bedrooms and a one single bedroom
- Wonderfully secluded landscaped gardens with deep paved terrace and summer house
- Garage and generous off road parking
- Close walking distance to The Kings School, local shop and bus routes
- Council Tax Band G, EPC Band D



**DOWNEDGE, 110 ROMSEY ROAD
WINCHESTER, HAMPSHIRE, SO22 5PJ**

A detached 1930s five-bedroom family home in a prime Winchester location.

Positioned on a quiet service lane off Romsey Road, this charming 1930s house offers generous and flexible family accommodation, complemented by secluded gardens, plentiful parking, and excellent school catchments.

Nestled behind a screen of mature chestnut and beech trees and just a stone's throw from the prestigious King's School, Dowedge is a beautifully presented five-bedroom detached home, full of character and modern convenience. Spread across two floors, this property offers a wonderful balance of space, character and comfort.

The standout **kitchen/dining room** is the hub of the home which is filled with a wealth of fitted white gloss cupboards off set with beautifully polished wooden work surfaces, and fitted appliances which include a double oven, hob and dishwasher.

The dining area opens via French doors to a deep paved sun terrace - perfect for entertaining.





The adjoining **sitting room**, which spans the full depth of the house, features an open fireplace and also leads out onto the garden. A cosy **snug/family room**, **utility room**, and **cloakroom/shower room** complete the ground floor.





Upstairs, the galleried landing leads to four well-proportioned double bedrooms and a fifth single bedroom, ideal as a nursery or home office, and a contemporary bathroom with separate shower. *It is possibly worth noting that Bedroom Five could make an ideal additional bathroom and has plumbing in place if required.*





THE PROPERTY - USEFUL INFORMATION:

Construction: A detached two storey home, believed to have been built in the 1930/40's, with red brick elevations under a clay tiled roof. Detached brick built single garage. Overall plot size 0.25 acres.

Parking: The property has gravelled off-road forecourt parking for numerous vehicles and a separate single garage to the side.

Central Heating: Gas central heating system with radiators to ground and first floor rooms.

Services: All main services connected.

Local Authorities: Hampshire County Council and Winchester City Council

Tenure: Freehold; EPC Band D; Council Tax Band G

Broadband: (Data via Ofcom): Ultrafast Broadband available in the area: 1000 Mbps Download speed

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

EDUCATION:

Schooling: The property is located just off the Romsey Road, in near walking distance of Kings School, Stanmore Primary School, St Peters RC Primary School, and in catchment for the renowned Peter Symonds 6th Form College.

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.



LOCATION:

Set back off the service road on the Romsey Road, at one of the highest points in Winchester. The property is well positioned for access into Winchester's city centre, as well as Winchester's main line railway station, there are a number of popular local pubs and shops, takeaways and restaurants in the area.



There is the further benefit of a regular bus service along Romsey Road which 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.





Outside: The westerly facing rear garden features a recently landscaped sun terrace opening directly from the kitchen and sitting room, creating a delightful space for enjoying outside and entertaining family and friends in comfort and style, and in a private and sheltered area.



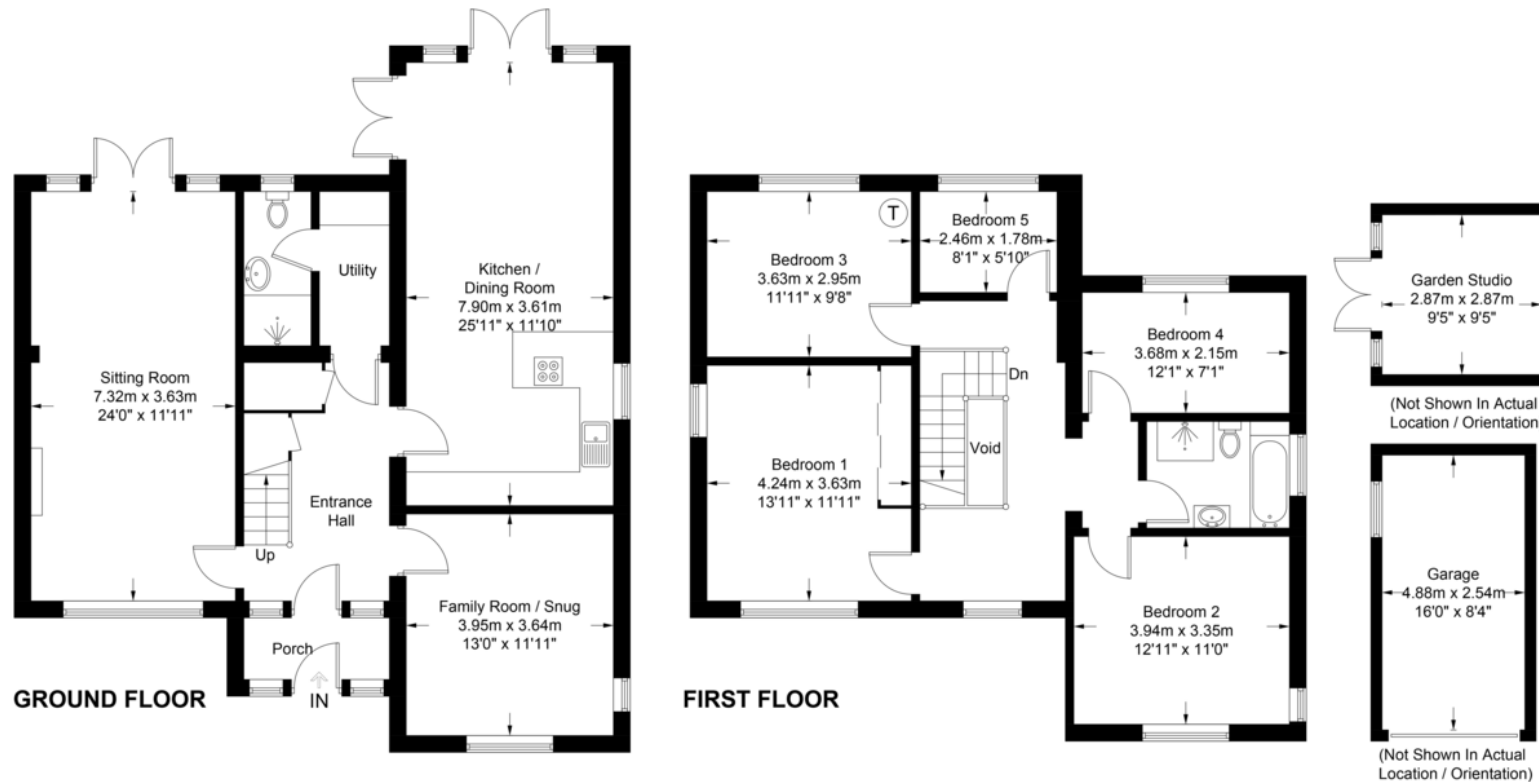
From the terrace, a covered side access way provides useful storage for garden equipment and leads through to the front of the property.

Steps lead up to an extensive lawned area and charming **summer house**, fitted with power and light.

There are deep planted beds full of shrubs, flowering perennials and vegetable patches, and benefits from a play area to the rear, and a garden shed provides storage at the bottom of the garden.



Approximate Gross Internal Area = 175.1 sq m / 1885 sq ft
Garage / Garden Studio = 20.6 sq m / 222 sq ft
Total = 195.7 sq m / 2107 sq ft
(Including Void)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1216103)

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