



3 Alresford Road, Winchester, SO23 0HG
Guide Price £725,000 Freehold



3 Alresford Road, Winchester

4 Bedrooms, 2 Bathrooms

Guide Price £725,000

- Period four-bedroom terraced home close to central Winchester
- Elegant sitting room with open fire and separate dining room
- Open plan kitchen/breakfast/family room with bi-fold doors to garden
- Principal Bedroom with En-Suite shower room
- Two further double bedrooms and a single bedroom
- Contemporary family bathroom
- Charming cottage style front & rear gardens
- Off road parking to rear of property
- Walking distance to the High Street and St Giles Hill
- In catchment for The Westgate School, Winnall Primary School, and Peter Symonds 6th Form College
- Council Tax Band D, EPC Band C



3 ALRESFORD ROAD WINCHESTER, SO23 0HG

A delightful four-bedroom Edwardian mid-terrace home, enviably positioned in an elevated setting just moments from Winchester city centre.

A charming cottage-style front garden sets the scene, leading to an attractive period front door set beneath a welcoming storm porch. The entrance hall runs through the heart of the home, with stairs rising to the first floor and access to the principal living spaces.

Beautifully modernised and thoughtfully extended, the property now offers generous and versatile accommodation, including a full-width rear extension and a loft conversion that creates a superb principal suite. The result is a home perfectly suited to contemporary family living.

To the front, the elegant sitting room is bathed in natural light from a large bay window. An original fireplace with open fire provides a wonderful focal point, enhancing the room's character and creating a cosy retreat.

To the rear, the dining room flows seamlessly into the impressive open-plan kitchen/living space, offering an ideal environment for entertaining or relaxed family life. Built-in shelving and cupboards provide excellent storage, while the flexible layout allows for use as a playroom or additional reception area if desired.

The kitchen truly forms the heart of the home. Cleverly designed with skylights and Velux windows, alongside a wall of bi-fold doors, the space is flooded with natural light.

Fitted with a range of contemporary base and eye-level units, integral appliances and polished wood worktops, it combines practicality with style. There is ample room for both dining and seating areas, making it a sociable and inviting space for everyday living.





PRINCIPAL BEDROOM: The second floor has been expertly converted to create a superb principal suite. A further single bedroom provides flexibility as a nursery or dressing room, while the principal bedroom enjoys an en-suite shower room and large Velux windows. One opens to form a roof balcony, affording far-reaching views across Winchester.





The first floor comprises two well-proportioned double bedrooms, both retaining attractive period features and benefiting from built-in wardrobes. The family bathroom is finished in a contemporary style, offering a bath with shower over and useful storage.





THE PROPERTY – USEFUL INFORMATION

Construction: Mid-terraced Edwardian home with red brick elevations under a slate roof. Later works include rear and side single storey extensions and a loft conversion.

Local Authorities: Hampshire County Council and Winchester City Council.

Parking: Private off-road parking space to the rear. Permit parking available in area.

Utilities: All mains services including drainage are connected

Tenure: Freehold

EPC: Band C

Council Tax Band: D

Broadband: (Data via Ofcom); Speeds available in the area:
Superfast Max 80 Mbps Download speed and
Ultrafast Max 1000 Mbps download speed.

Flood Risk: (Data via Environment Agency)
Surface Water - very low; Rivers and Seas – very low.

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LOCATION: The property is located close to Winchester's City centre. High Street, and St Giles Hill where there are wonderful walks and elevated views of Winchester Cathedral and the whole of Winchester. It is also within walking distance of the railway station, and Winchester's award winning sport and leisure park.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance. Further entertainment and interest can be found in the riverside walks, The Theatre Royal, The Everyman Cinema (set within a converted Grade II Listed former chapel), many museums and the city's stunning cathedral.

The M3 motorway is easily accessible from Winchester and gives easy access to both London and the South Coast. The mainline station in Winchester provides services to London Waterloo with journey times of about one hour.



EDUCATION:

There are a number of excellent school options in the near area and the property is in catchment for the Westgate School, Winnall Primary School, and the renowned Peter Symonds Sixth 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.



THE GARDENS

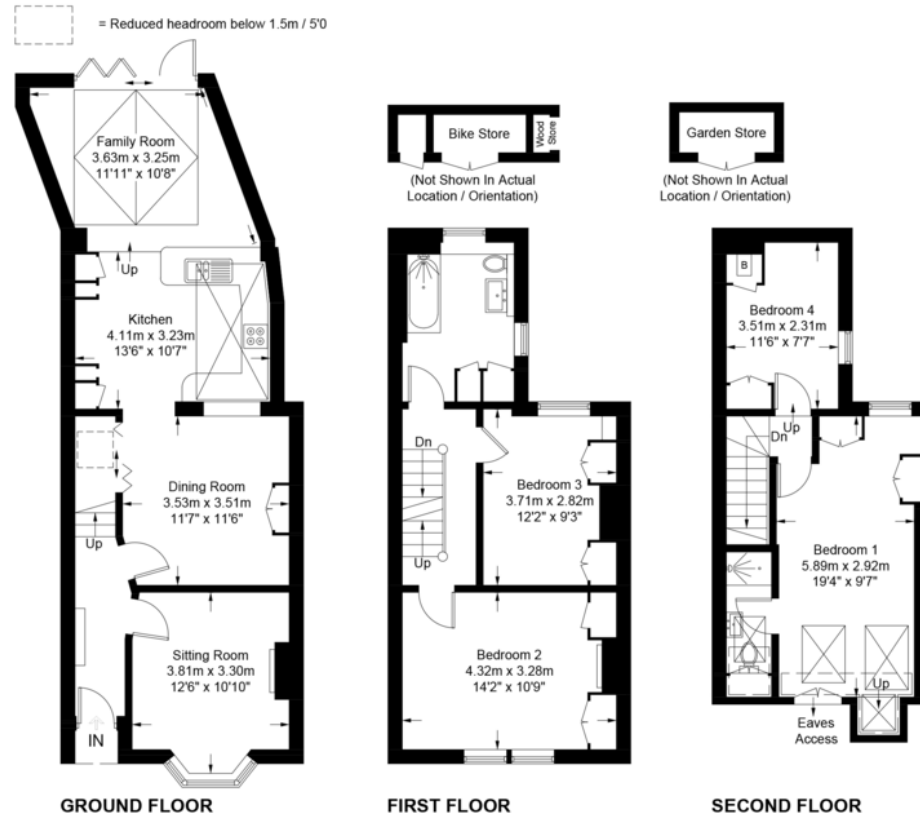
The front garden rises from the street and has been carefully maintained and tended by the current owners who are keen gardeners. Steps and a short path, leading up to the front door, run alongside attractive planting with mature shrubs, flowering plants and lawn.

The rear garden is secluded and enjoys both morning and evening sun. A paved patio leads to a lawn with a brick path running alongside the lawn down to the rear parking space, which is set behind the garden gate. The garden features well maintained hedging and mature shrubs with trellising over a low brick wall.

The parking area is currently utilised as both secure bike storage and vehicle parking.



Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft
 Outbuildings = 3.9 sq m / 42 sq ft
 (Excluding Wood Store)
 Total = 136.1 sq m / 1465 sq ft



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

