



Grange Close, Winchester, SO23 9RS

Winkworth

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Smart Semi-Detached Home in Sought After St Cross

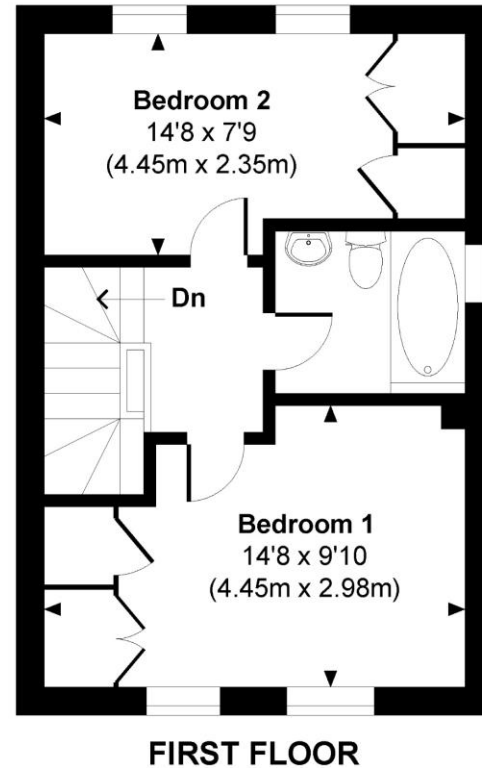
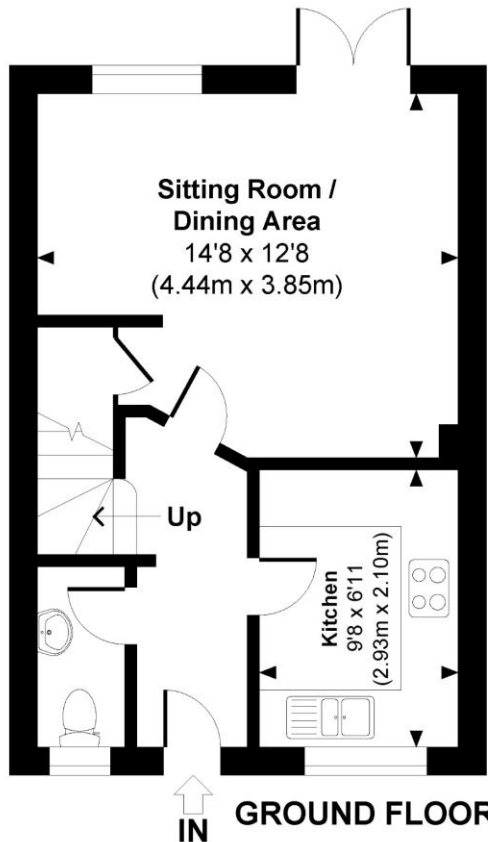
A well-presented semi-detached house in the sought-after area of St Cross, the property has the additional benefits of a separate home office and two allocated off street parking spaces directly in front of the house. It is wonderfully bright courtesy of an abundance of natural light, which is complemented by a pleasing neutral décor.

The welcoming entrance hall is laid with beautiful engineered oak flooring which flows throughout the ground floor. To one side is the contemporary kitchen which is well appointed with attractive quartz worktops and fitted units providing ample cupboard space. Integrated appliances including oven, grill and hob, as well as space for free standing appliances. To the rear is the bright, open plan sitting/dining room with double doors out to the garden and a useful understairs storage cupboard. A smart downstairs WC completes the accommodation on this floor.

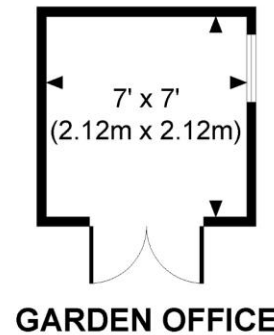
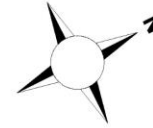
Stairs rise to the first floor where two double bedrooms lead from the central landing, both of which have built-in wardrobes. The modern, fully tiled bathroom is perfectly positioned between both bedrooms.

Outside to the front of the house there is off street parking for two cars. The well-tended front garden is mainly laid to lawn with a short flight of steps leading to the front door. The good-sized rear garden has been recently landscaped and is arranged in two sections; directly outside the rear of the property is a split-level patio area – perfect for outside entertaining. A short flight of steps leads to a tiered area of lawn and shingle with a fully insulated home office to the rear, equipped with light and power.





Grange Close
 Approximate Gross Internal Area
 Main House = 665 Sq Ft / 61.77 Sq M
 Garden Office = 48 Sq Ft / 4.49 Sq M
 Total = 713 Sq Ft / 66.26 Sq M
 Includes areas with Restricted room height.



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Location

Grange Close is positioned within the desirable St Cross area of the city, which is home to Winchester College and offers easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), and a short level walk into the city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The house is situated in the catchment for good local schools including St Faith's primary and Kings' secondary while the lovely water meadows offer pretty walks nearby.

Directions

Leave Winchester heading south on St Cross Road. Turn right onto Grange Road and immediately right again staying on Grange Road, then turn left into Grange Close, where the property can be found on the right-hand side.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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