



Nightingale Close, Winchester, Hampshire, SO22 5QA

Winkworth



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Modern, Beautifully Presented Four Bedroom Detached Home

This attractive, modern detached four-bedroom home has been architecturally reconfigured to offer versatile, spacious accommodation with an emphasis on social spaces and encouraging an abundance of natural light throughout. The property enjoys a private plot in secluded position tucked away in the corner of this attractive close within catchment of, and close to, Kings' Secondary School.

The ground floor benefits from underfloor heating throughout. The welcoming hallway has a storage cupboard to one side, and a WC to the left which is adjacent to the well-appointed study. Opposite is the beautiful kitchen with large island, plentiful storage within smart low-level units, built-in dishwasher, fridge freezer and wine fridge. This is a wonderful, social, inviting space enhanced by contemporary, black framed patio doors which provide an abundance of natural light and create a seamless flow between indoors and outdoors - perfect for family life and for entertaining guests. The thoughtful architectural design of the property continues with the cleverly designed feature of a glass-pane insert between the kitchen and hallway which allows for the flow of light throughout the ground floor and gives an eyeline from the garden to the front of the property. A smart built-in shelving unit is yet another attractive touch on the way through to the super dining area which features contemporary concertina patio doors out to the rear garden. The spacious utility room just off the dining room caters for practical needs with a sink and space for a washing machine as well as tumble drier. The comfortable, inviting sitting room has a log burner for those colder months, and the dual aspect maximises the light once again.

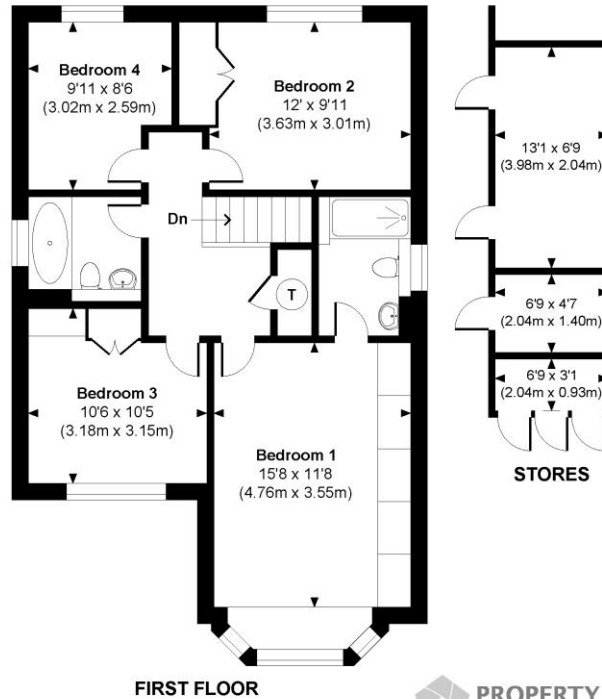
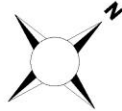
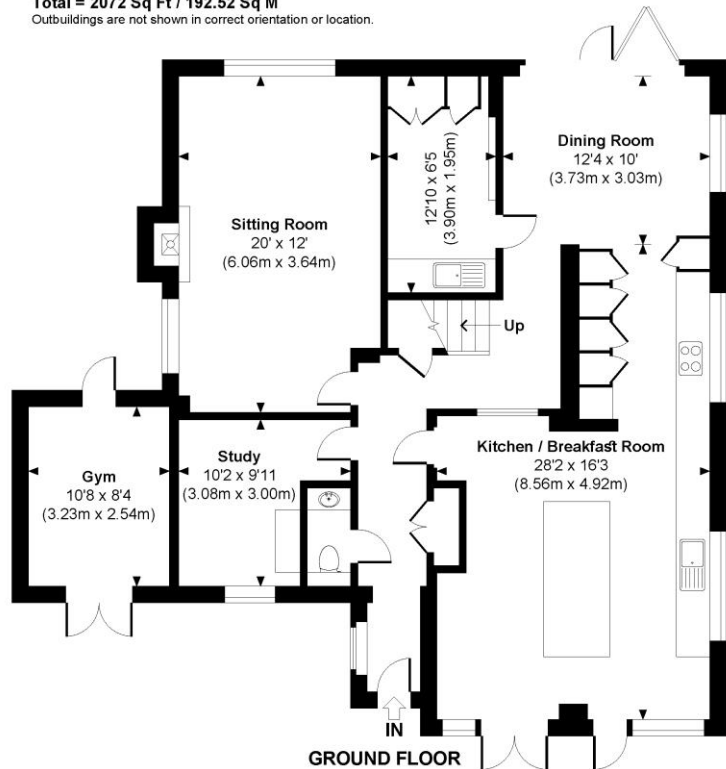
Stairs rise to the first floor where there are four good bedrooms and a modern family bathroom with bath and shower over. The master bedroom is a fantastic room featuring a beautiful bay window, ample space for wardrobes and a lovely en-suite with a shower.

Outside, the house really benefits from its corner plot with a substantial array of very useful stores including log store within a building to one side of the gated driveway which provides parking for several vehicles. The attractive rear garden includes a patio area, perfect for outdoor entertaining and an array of trees that line the fences provide privacy. To the side of the property is a lean-to gazebo, perfect as a sheltered seating area and there is the gym room with useful overhead storage.



Nightingale Close

Approximate Gross Internal Area
Main House = 1928 Sq Ft / 179.16 Sq M
Stores = 144 Sq Ft / 13.36 Sq M
Total = 2072 Sq Ft / 192.52 Sq M
Outbuildings are not shown in correct orientation or location.



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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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Directions

From our office on High Street, head west towards Trafalgar Street. At the roundabout, continue straight onto Romsey Road and continue past the hospital to another roundabout, continue straight. Turn right onto Kings Road and then take the second left turn onto Nightingale Close. The property is located at the end of the road.

Location

Nightingale Close is superbly positioned for easy access to the mainline railway station with links to London Waterloo in around 55 minutes. Winchester City centre is approximately 1.3 miles away with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. Access to the M3 is particularly good, leading northbound to London (via M3) and south along the coast (via the M27). The property is situated in the catchment for the highly regarded Kings' Secondary School and is within close proximity to St Peter's Catholic Primary School. There is also a local convenience store.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: FTTC (Fibre to the Cabinet) Available.

Checked on Openreach January 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating. Underfloor Heating on Ground Floor.

PARKING: Off street parking on driveway.

Tenure: Freehold

Winchester City Council

Council tax band: G

EPC rating: To be confirmed

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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