



**Egbert Road, Winchester, Hampshire, SO23 7EB**

**Winkworth**

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## Period Features Meets Contemporary Architecture

This period property in the heart of Hyde has been thoughtfully designed and benefits from excellent local schools nearby, including St Bede Primary and Westgate Secondary. The house integrates many of the original character features, including super period fireplaces but also benefits from a beautiful architecturally designed extension to the rear of the property.

The entrance hall leads to all the principal accommodation, with an excellent sitting room at the front of the house, which has a lovely log-burning stove. The hallway provides ample practical storage with understairs cupboards and space to hang coats. To the rear, is the wonderful open-plan kitchen/dining room which is the heart of the home and has been extended to provide a light open space with ample storage and integrated appliances including double oven, microwave, induction hob, dishwasher and fridge/freezer. An additional sitting area has been created with views over the garden and speakers built into the ceiling. Patio doors can be opened onto the garden, combining inside and outside space. A useful downstairs shower room completes the accommodation on the ground floor.

Stairs rise from the hallway to the first floor where there are three bedrooms. The principal bedroom is an excellent size and has the benefit of fitted wardrobes. Bedrooms three and four to the rear have views over the garden and all are served by the modern family bathroom, which includes a clever design feature of a laundry chute which drops down to the downstairs shower room for added convenience. A well-executed loft conversion produces an excellent bedroom on the second floor, with Velux windows and access to plenty of eaves storage.

The tiered rear garden is low maintenance, with a patio area for seating to the front, an artificial lawn area in the middle, both with drainage and a garden office which is located at the end of the garden. Mature shrubs line the fences and fitted lights around the garden provide a beautiful glow in the evenings. A charging unit is directly outside the property, perfect for any electric vehicles.





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### Egbert Road

Approximate Gross Internal Area

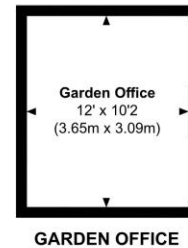
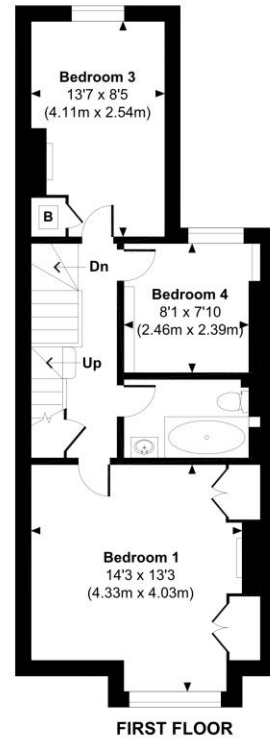
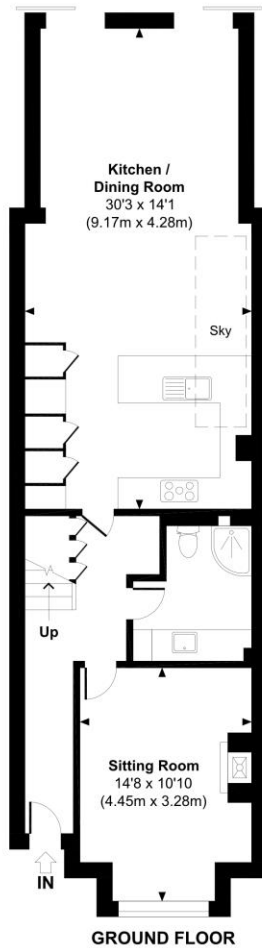
Main House = 1445 Sq Ft / 134.26 Sq M

Garden Office = 122 Sq Ft / 11.28 Sq M

Total = 1567 Sq Ft / 145.54 Sq M

Outbuildings are not shown in correct orientation or location.

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.

Indicates restricted room height less than 1.5m.

### Directions

From Southgate Street, turn right at the traffic lights and follow the road round to the left onto Jewry Street. At the next set of lights go straight over into Hyde Street. Take the fourth right into Egbert Road, then turn left and the property can be found on the left-hand side.

### Location

Egbert Road is situated in the sought-after area of Hyde and is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 60 minutes), and 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, namely St Bede primary and Westgate all-through school. There are two local pubs within close proximity.

COUNCIL TAX: Band E, Winchester City Council

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: FTTC (Fibre to the Cabinet). Checked on Openreach January 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: Permit parking under zone I.

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

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**Winkworth**

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