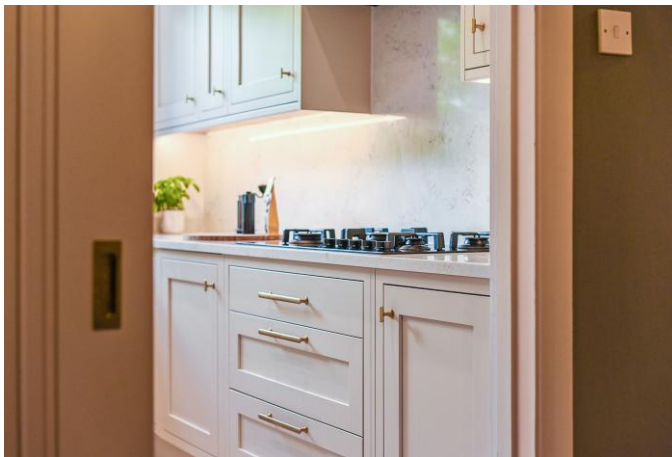




Earlsdown, Northbrook Avenue, Winchester, Hampshire, SO23 0JW

Winkworth



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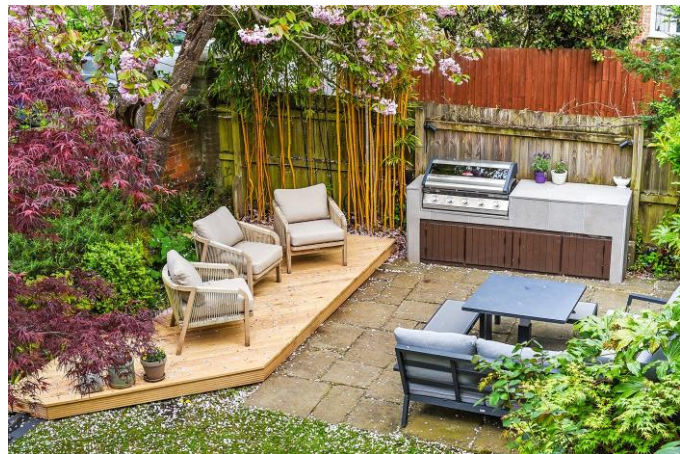
Attractive period property located on St Giles Hill

This bright, attractive property forms part of a larger period building on sought-after St Giles Hill. The property has been carefully maintained and stylishly updated by the current owners to produce a beautifully presented home. High ceilings contribute to the feeling of light and space throughout the house. The house enjoys the advantage of a garage as well as off-road parking, and of course the peace and open green space nearby with St Giles Hill park virtually on the doorstep.

The welcoming entrance hall leads through to the downstairs accommodation on the right where there is a bright, inviting L-shaped sitting and dining room with lovely wooden floors, wood burner and dual aspect windows - one of which is a beautiful bay window. There are several useful storage cupboards and distinct areas lend themselves to dining table and chairs as well as a sitting area. Located at the rear of the property, the lovely, modern kitchen has ample base and eye level units and integrated appliances including double oven, gas hob, dishwasher, washing machine, tumble dryer and fridge freezer.

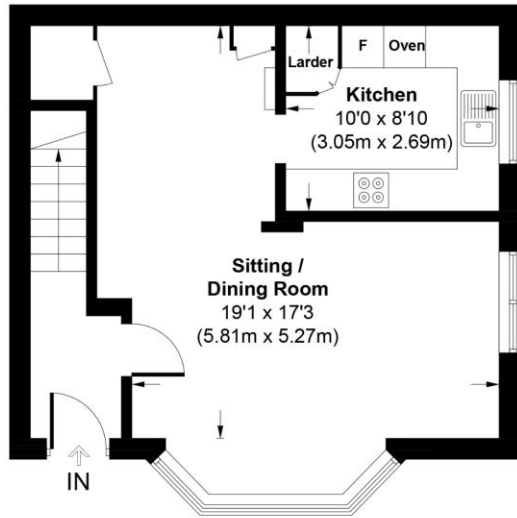
Stairs rise to the first floor where there are two bedrooms, both benefitting from built-in wardrobe space and bedroom one offering plenty of natural light courtesy of the two sash windows. A contemporary shower room with underfloor heating completes the accommodation on this level.

The well-presented rear garden has both a decking area and patio area for seating and the remainder is laid to lawn. There is a lovely pond with a beautiful feature waterfall together with several mature shrubs and a pretty blossom tree lining the fence providing privacy. A bespoke outdoor BBQ island is a fantastic addition to the garden, creating a super space for entertaining guests. A gate gives rear access and there is off-road parking in front of the garage within a block.

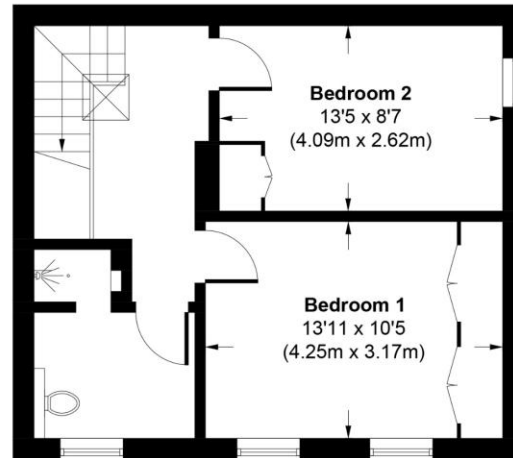


Northbrook Avenue, SO23 0JW

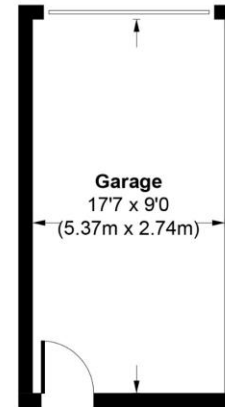
Approximate Gross Internal Area = 875 Sq Ft / 81.3 Sq M
Garage = 158 Sq Ft / 14.7 Sq M
Total = 1033 Sq Ft / 96.0 Sq M



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

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.

Earlsdown, Northbrook Avenue, Winchester, Hampshire, SO23 0JW

Directions

From Southgate Street turn right onto Jewry Street and right at the next set of lights onto North Walls, continue onto Union Street then onto Eastgate Street. Turn left at the roundabout onto Bridge Street, at the next roundabout turn right onto Chesil Street. Turn left into East Hill, and at the fork in the road, keep left onto Quarry Road. Continue up the hill and take the second left onto Northbrook Avenue, where the property can be found on the left hand side.

Location

Northbrook Avenue is a private road on St Giles Hill, within easy reach of Winchester city centre and the mainline railway station, and just a short journey gives access to the M3, M27, A34 and Southampton Airport Parkway. There is a short river walk to the main High Street and the property is within close proximity to the water meadows and of course St Giles Hill park. Local schools, including The Westgate School, are within easy reach.

COUNCIL TAX: Band E, Winchester City Council.
SERVICES: Mains Gas, Electricity, Water & Drainage.
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach
MOBILE SIGNAL: Coverage With Certain Providers.
HEATING: Mains Gas Central Heating.
TENURE: Freehold.
EPC RATING: D
PARKING: Off street parking in front of garage.

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth

See things differently