



Clausentum Road, Winchester, Hampshire, SO23 9QE

Winkworth



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An Extended, Stylish, Family Home in Sought After Location

This highly attractive Edwardian terraced house is situated in a most sought-after location with wonderful views over Clausentum Fen on the borders of the South Downs National Park and onward to St Catherine's Hill. The property has been cleverly and sympathetically extended to offer spacious well balanced living accommodation and is finished to a very high standard.

The welcoming entrance hall leads through to a super double length sitting / dining room at the front of the house featuring a lovely bay window and an attractive remote-controlled gas fire. There is fully insulated underfloor heating throughout the downstairs.

Beyond this, the property has been extended to the rear and into the side return to produce a fantastic large kitchen / family space which is the heart of the home. The stunning Neptune kitchen is well appointed and bright with a built-in full height fridge, under counter freezer, wine cooler and Quooker tap. The oven, microwave and hob are fully integrated and are all of high quality. Quartz work surfaces, an island breakfast bar and fitted units provide ample storage space. Beyond the kitchen is a cosy living area perfect for relaxing in front of the double sliding doors overlooking the garden. A smart utility room with downstairs WC and space for a washing machine completes the ground floor accommodation.

On the first floor there is an impressive principal bedroom situated at the front of the property with an attractive shuttered bay window, vaulted ceiling, large fitted wardrobes and fireplace. A second window overlooking the front garden and a Velux allow a superb amount of natural light. This room also benefits from a large mezzanine area accessed by a ladder which can be used for storage or a snug. There are two further double bedrooms and a family bathroom with a shower over the bath.

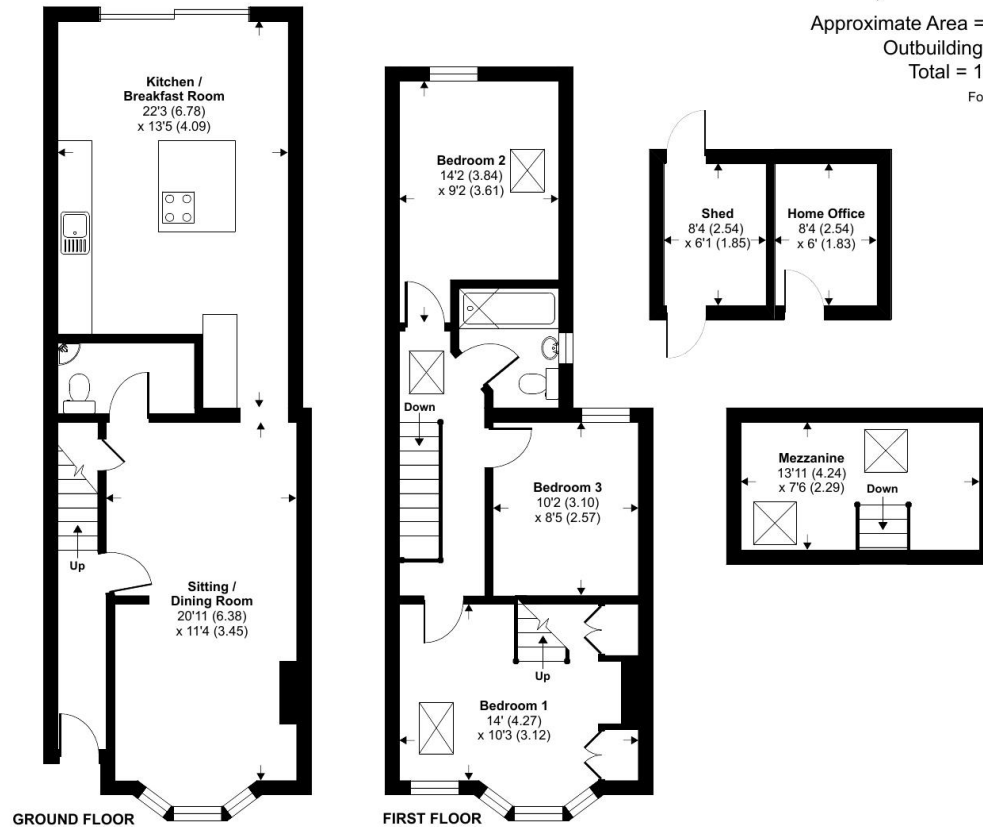
There is a pretty landscaped garden to the front of the house, while to the rear the west facing garden has been architecturally designed with an area of lawn, paved patio and shrub borders. A path leads to a fantastic purpose-built modern outbuilding housing a shed to one side and a high specification office to the other. The shed has a second door leading to a shared rear access path.





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Approximate Area = 1205 sq ft / 112 sq m
Outbuilding = 104 sq ft / 9.7 sq m
Total = 1309 sq ft / 121.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Winkworth. REF: 876440

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Directions

Proceed away from the city centre along St Cross Road. Turn left into Kingsgate Road, then turn right into Clausentum Road. The property is towards the far end on the right-hand side.

Location

Clausentum Road is one of the most desirable roads in Winchester, being positioned within the St Cross area of the city, famed for its grand period houses. It is also home to Winchester College and offers easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), and a level walk of just under one mile 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 close to good local state and private schools. and the lovely water meadows offer pretty walks nearby.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council tax band

D - Winchester City Council

EPC rating

C

Viewings

Strictly by appointment with Winkworth Winchester Office

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

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