



Southgate Villas, St. James Lane, Winchester, Hampshire, SO23 9SG

Winkworth

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Attractive Townhouse of Generous Proportions

An attractive townhouse of generous proportions, complete with six solar panels and neutrally decorated throughout in close proximity to the city centre and railway station.

A welcoming hallway greets visitors and gives access to all the downstairs accommodation. The well-appointed kitchen to the left includes a recently installed washing machine and dishwasher, and in turn leading through to the dining room beyond. This bright and spacious room is a lovely space for entertaining and has several useful storage cupboards. A sliding door provides access to the garden providing a seamless flow between indoors and outdoors, perfect for the summer months. To the front of the property is the generous study and a useful downstairs WC completes the accommodation on this level. There is plenty of flexibility with the ground floor and it can be used to suit the needs of a growing family.

Stairs rise to the first floor where there is a spacious, welcoming sitting room which features dual windows, one of which is full-length and a standout fireplace. This room is the heart of the home and a fantastic space to gather as a family. Also on the first floor is the principal bedroom, again a generous size, with a superb amount of integrated storage and a smart en-suite shower room. The second floor has three further good-sized bedrooms. All these bedrooms benefit from built in wardrobes. Bedrooms two and three enjoy large bay windows and bedroom four has a beautiful full-length window, all providing an abundance of natural light. A contemporary family bathroom services all three bedrooms.

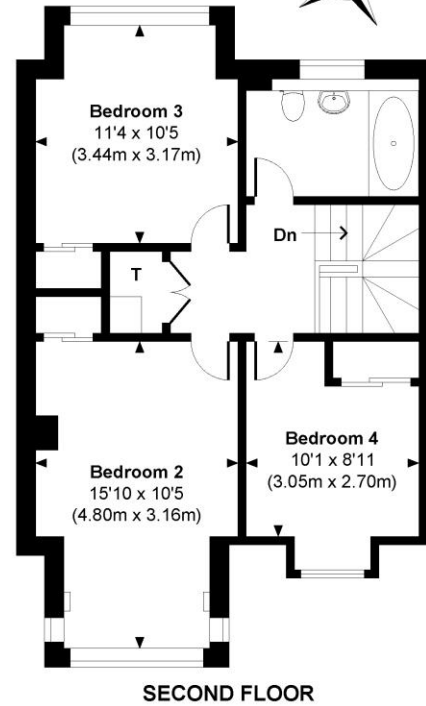
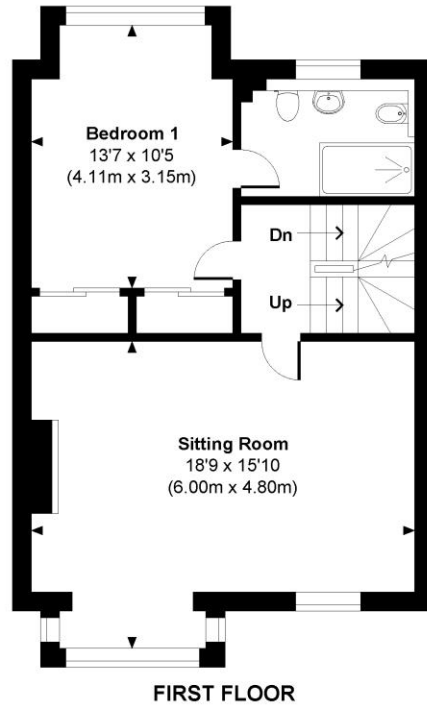
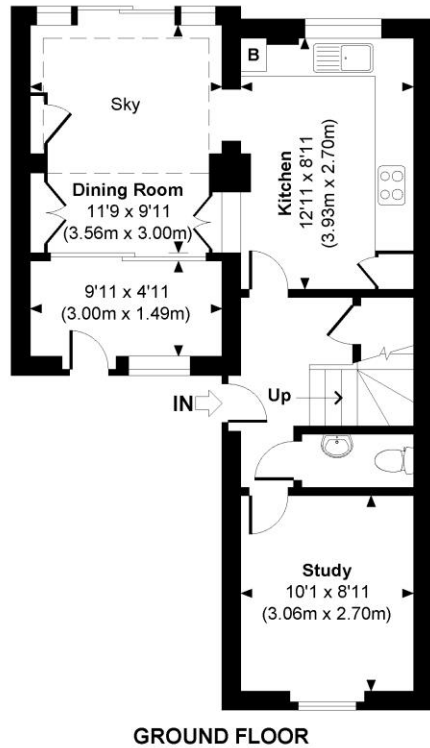
Outside there is a low maintenance paved garden which would be ideal for an outdoor seating area for dining al fresco. Several trees and shrubs border the garden providing privacy. The carport at the front of the property provides off-street parking.





Southgate Villas

Approximate Gross Internal Area
Total = 1582 Sq Ft / 146.95 Sq M



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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 Southgate Street proceed away from the city centre along St Cross Road. Turn right onto St. James' Lane.

Location

St James' Lane 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 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.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Ultrafast Broadband Available. Checked on Openreach December 24.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

PARKING: Off-Street Parking in Carport.

Tenure: Freehold

Winchester City Council

Council tax band: E

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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