



Athelstan Road, Winchester, Hampshire, SO23 7GA

Winkworth

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Perfectly Placed and Beautifully Presented Modern Townhouse

This attractive and spacious 4 double bedroom townhouse is superbly placed in a modern development just off Andover Road. This collection of houses and apartments was built in 2005/06 by Laing Homes and is notable for its excellent position close to the mainline railway station and easy access to the city. The house is also in catchment for St Bede Primary School as well as both Westgate Lower School and Upper School.

On the ground floor the kitchen/dining room is positioned at the rear; well-appointed and bright, it has integrated appliances and fitted units provide ample storage space. Doors lead out to the rear garden and also through to the good sized sitting room which has a smart engineered oak floor and ample natural light thanks to the large front-facing window. A door leads back to the hall where a W.C. is located and where stairs rise to the first floor where two of the double bedrooms and the family bathroom can be found. The front bedroom on this level boasts a large balcony leading off, while the bedroom at the rear is a large L shaped room (adding the possibility of another bathroom if so desired). On the second floor, the master bedroom is an excellent size, with built-in wardrobes and smart en-suite shower room. Bedroom two at the rear is also a good double bedroom with built-in wardrobe

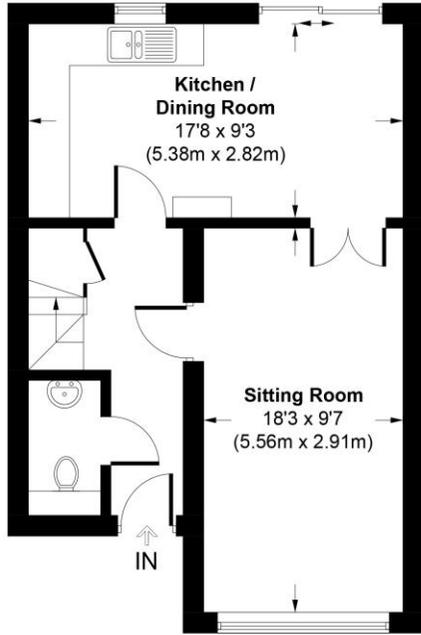
The low maintenance rear garden includes an area of decking immediately to the rear of the house with flower beds beyond. A garden gate leads to the rear communal passage. Private off-road parking for two cars is located at the front.



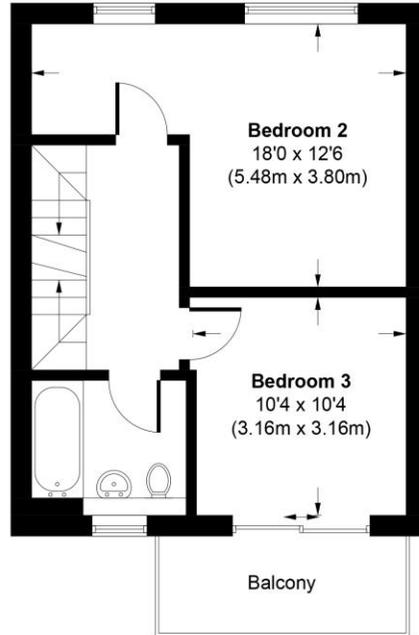


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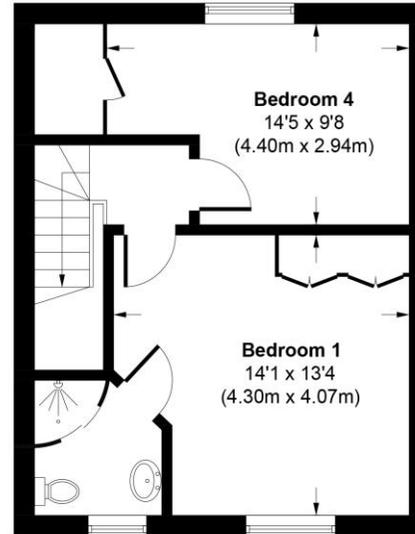
Approximate Gross Internal Area
Main House = 1300 Sq Ft / 120.8 Sq M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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 the traffic lights at the junction of City Road and Andover Road, proceed north into Andover Road. Athelstan Road is the third turning on the right, just before the railway bridge. Turn right once in the development, then left and the property can be found to the left at the end.

Location

Athelstan Road is ideally located for the mainline railway station and is a short walk from the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is situated within the St Bede and Westgate school catchments, and there are also many good private schools nearby.

COUNCIL TAX: Band D, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach March 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: Off street parking for two vehicles.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

72 High Street, Winchester, SO23 9DA
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

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