



Thistledown Close, Winchester, Hampshire, SO22 5HZ

Winkworth

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Excellent Townhouse in a Well-Positioned Modern Development

A delightful, modern and spacious home, situated in this well-regarded development, constructed in 2005 to a high specification throughout. The property enjoys an excellent position on the northern side of the city, very close to Waitrose, Aldi and the shops of Stoney Lane.

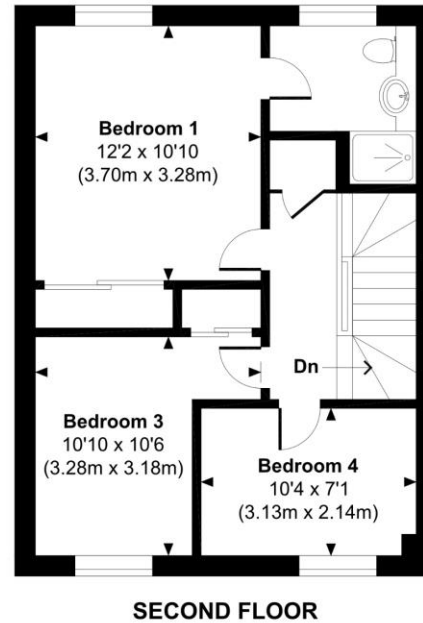
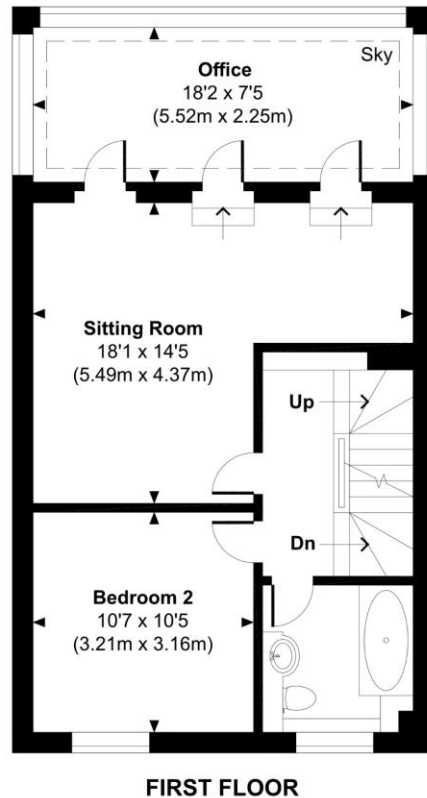
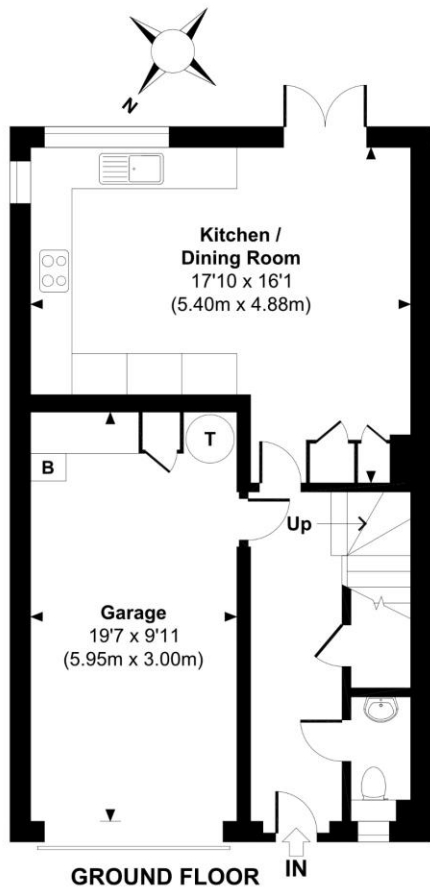
The property offers superbly balanced accommodation with effortless style and practicality. The heart of the house is the kitchen/dining room situated on the ground floor to the rear which has double doors out to the private garden. The kitchen itself offers ample base and eye-level units with integrated appliances including double oven, gas hob, extractor and dishwasher and plenty of space for table and chairs. The hallway provides access to both the WC and to an understairs cupboard, while one can also enter the integral garage from here. The rear of the garage has been adapted to provide a useful utility area with space and plumbing for a tumble dryer.

The wonderfully generous and welcoming sitting room is situated on the first floor and this has three individual doors out to the excellent office area. This room was previously a large balcony, now beautifully converted by the current owners and fully fitted with air conditioning/heating to create a wonderful place in which to work or relax. At the front of the property on this level there is a good double bedroom, currently used as family room, and a bright, fitted bathroom alongside. Stairs turn up to the second floor where three further bedrooms lie. Bedroom one is situated to the rear and is an excellent size, with the advantage of a smart en-suite shower room and double built-in wardrobes. Bedrooms two and three lie to the front with bedroom two also having built-in storage.

There is private parking in front of the integral garage and a neat south-easterly facing patio garden at the rear which benefits from plenty of sunshine in good weather. There is gated access to a rear alleyway.







Thistledown Close

Approximate Gross Internal Area
 Main House = 1462 Sq Ft / 135.85 Sq M
 Garage = 192 Sq Ft / 17.85 Sq M
 Total = 1654 Sq Ft / 153.70 Sq M

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Directions

From our office in Southgate Street, turn left at the traffic lights into the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across three more mini roundabouts, then take second left into Thistledown Close where the property can be found on the left.

Location

Thistledown Close is situated on the northern fringes of Winchester, ideally placed to give easy access to the mainline railway station and the local shops (including Waitrose) on Stoney Lane, where restaurants, takeaways, a pharmacy, post office and large GP practice and health centre can be found. The city centre is within easy reach, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is close to very good local primary and secondary schools, including Kings', Westgate and Henry Beaufort. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: C

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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.

Winkworth Winchester

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