



Highleigh, Grange Road, Winchester, Hampshire, SO23 9RT

Winkworth



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Rare Opportunity to Purchase a Detached Home on Circa 1.5 Acre Plot in St Cross

Offered with vacant possession and no forward chain, this exceptional property is tucked away at the end of a private cul-de-sac on a generous circa 1.5-acre plot.

The house is situated in an elevated position with a small number of steps leading up to the front door. A glazed porch provides a useful area for coats and shoes before leading to the inner hallway. To the left lies a very generous, double-aspect sitting room with a large feature fireplace and views over the front and side gardens. This room can be partially open plan or separate to the dining room, which is stepped up from the sitting room and divided by a sliding door, giving the ability to create a wonderful large social space or two separate reception rooms. The light-filled kitchen can be accessed from both the dining room and hallway. There are ample base and eye-level units giving plenty of storage with integrated appliances including oven, hob and microwave. A door leads through to the utility room and boot room, with access from here to the rear garden. A downstairs WC and useful understairs storage complete the accommodation on this level.

Stairs rise to the first floor where there are four double bedrooms. The principal bedroom is an excellent size and extremely bright courtesy of two large windows overlooking the rear garden. It also has the advantage of two built-in wardrobes and its own shower and hand basin within the room. Two of the further three bedrooms also benefit from built-in storage and/or hand basins. A large family bathroom serves the bedrooms and is fully tiled with an attractive corner bath.

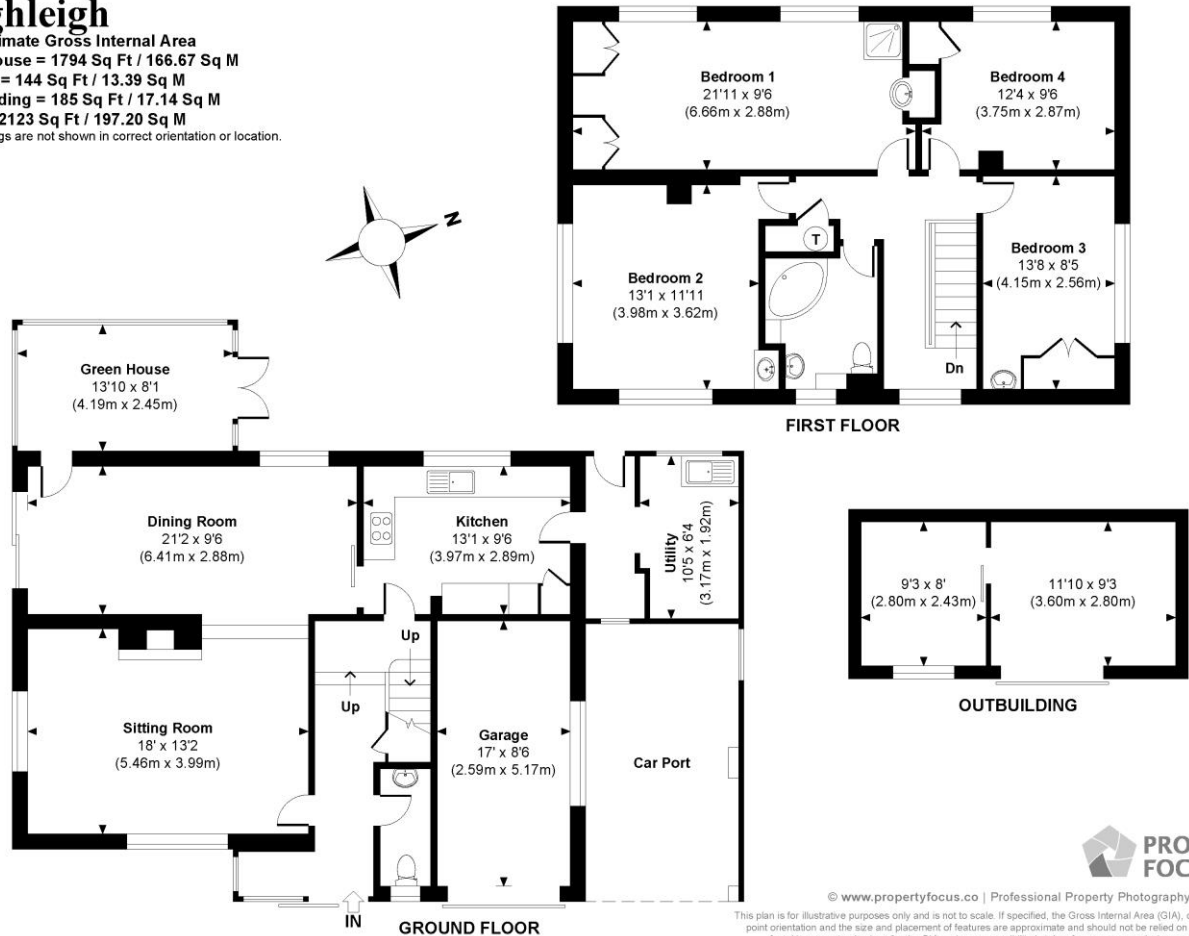
The setting and the gardens are a real feature of the property, with the house enjoying a wonderful plot stretching to approximately 1.5 acres. The front garden is well maintained and lies alongside and in front of the driveway providing off road parking leading to the single garage and car port. The garden continues to the side where there is a patio area directly alongside the house with a lawn stretching around the side and rear. A greenhouse to the rear can be accessed from both the garden and the dining room and there is a large outbuilding, perfect for storing garden furniture and machinery. The rear garden is incredibly private, bordered by mature trees and shrubs. The plot continues a considerable distance to the side of the property, with natural grasslands and plenty of mature bushes and trees.

PLEASE READ AGENT'S NOTE AND VIEWING ARRANGEMENTS OVERLEAF



Highleigh

Approximate Gross Internal Area
Main House = 1794 Sq Ft / 166.67 Sq M
Garage = 144 Sq Ft / 13.39 Sq M
Outbuilding = 185 Sq Ft / 17.14 Sq M
Total = 2123 Sq Ft / 197.20 Sq M
Outbuildings are not shown in correct orientation or location.



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Directions

From our office at 72 High Street turn left into Trafalgar Street, left into St Clement Street then right onto Southgate Street. Proceed away from the city centre along St Cross Road. Once through a set of traffic lights, Grange Road is a short way along on the right. Upon entering Grange Road, bear to the left and continue to the private part of the road and the property is on the right at the end.

Location

Grange Road is positioned within the desirable St Cross area of the city, which is home to Winchester College and offers easy access to the mainline railway station (links to London Waterloo in approximately 60 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. The M3 motorway, A33 and A34 are also easily accessible from this location.

AGENT'S NOTE:

- Please do not visit this property outside of the allocated appointment times or without a Winkworth employee.
- Please conduct your own research about the exact acreage of the plot size.
- The access to part of Grange Road, and particularly the strip of land leading up to Highleigh, is believed to be owned by "The Church Commissioners". We do not have comprehensive facts about this.
- Best offers in writing will be on Friday 5th July by 12 noon. Please inform Winkworth that you would like to receive an email with the procedure to make an offer.
- Any offer that is proposed to our client will only be considered if it is unencumbered, i.e. NO offers will be accepted on the basis that they are subject to planning consent.

OPEN HOUSE VIEWINGS AND DATES:

Please contact our office for information on dates and times that we are conducting open house viewings at the property. If driving to the property, please ensure you park considerably and do not park on any neighbouring driveways or land. If necessary, you may need to park in one of the surrounding roads and arrive at the property on foot.

Tenure: Freehold

Services: Mains gas, electricity, water and drainage

Winchester City Council, Council tax band: G

EPC rating: D

Winkworth.co.uk/winchester

Winkworth Winchester

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