Grange Close
Winchester, Hampshire, SO23

Carter Jonas

Grange Close, Winchester, Hampshire, SO23

A remarkable contemporary home, combining cutting-edge sustainability with striking architectural design, in one of Winchester's most desirable residential locations

• Three bedrooms • Mezzanine area/study • Three bathrooms • Stunning vaulted kitchen/living space • Utility room • South facing garden • Views towards St Catherine's Hill • EPC rating C

Description

Occupying a secluded position within a quiet cul-de-sac in the highly sought-after St Cross area of Winchester, this exceptional detached home enjoys attractive views towards St Catherine's Hill. Designed with sustainability in mind, the property combines striking contemporary architecture with a high-quality finish throughout.
The thoughtfully arranged accommodation is ideally suited to modern living. A welcoming reception hall with guest shower room leads through to a bespoke coloured glass doorway into the impressive open-plan living area, where a vaulted double-height ceiling creates a wonderful sense of light and space. The contemporary kitchen is fitted with integrated appliances and is complemented by a separate utility room. Above, a versatile mezzanine level overlooks the living area below and provides an ideal study, reading area or quiet retreat.
The principal bedroom suite enjoys a peaceful garden aspect and features fitted wardrobes, a luxurious en suite bathroom and direct access to a private decked terrace. Two further double bedrooms are served by a stylish Jack and Jill bathroom.
Additional features include LED lighting, zinc roofing and aluminium-framed windows. Altogether, a distinctive contemporary home in one of Winchester's most desirable locations.

Outside

The property sits within attractive grounds extending to approximately 0.2 acres. Mature planting and carefully landscaped gardens provide both privacy and year-round interest, while the elevated position affords delightful views towards St Catherine's Hill. A further area of garden, which is elevated above the lawn affords

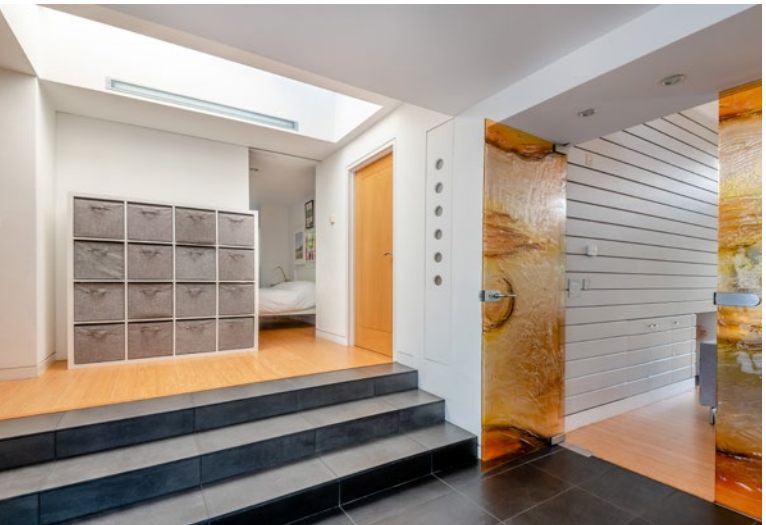
spectacular views and is ideally placed for the construction of a separate studio/home office subject to obtaining the relevant consents. A generous driveway provides ample off-road parking for several vehicles.

Location

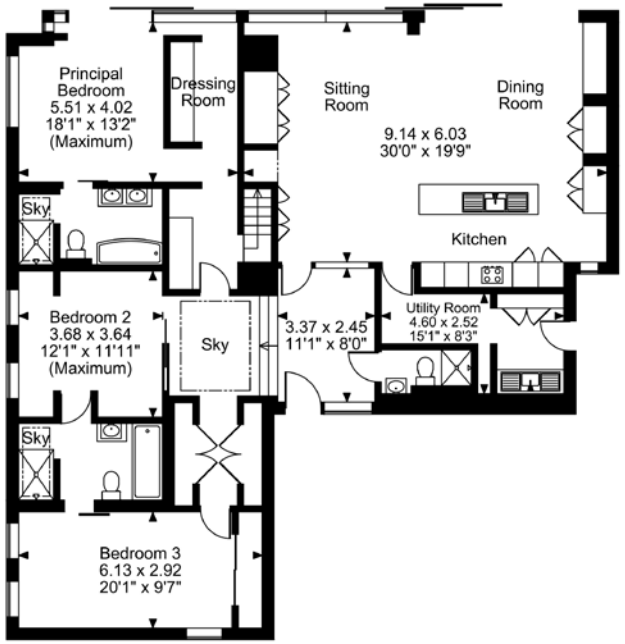
Situated within the highly regarded St Cross district, just south of Winchester city centre, the property enjoys a sought-after setting combining historic charm with everyday convenience. The city is home to a wide range of independent boutiques, restaurants, cafés, cultural venues and the renowned Winchester Cathedral. Excellent communications include a mainline railway station with regular services to London Waterloo in approximately one hour, together with convenient access to the M3, A34 and A303. The area is particularly well served by both state and independent schools, and is ideally located for St. Faith's Primary School (0.6 miles) and Kings' Secondary School (1.8 miles).

Additional Information

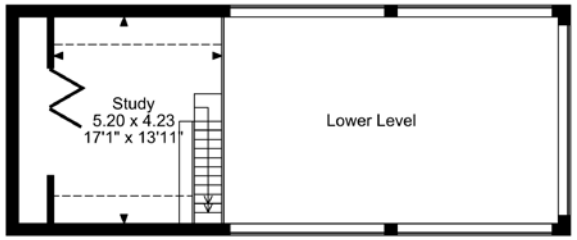
Tenure: Freehold
Services: Mains electricity, water and drainage. Air source heat pump.
Local Authority: Winchester City Council
Council Tax: Band F
Broadband: Fibre to the Premises (FTTP). For internet and mobile services check Ofcom's website.
Agent's Note: The property is subject to restrictive covenants. Please contact the agents for more detail.
Viewings: Strictly by appointment through Carter Jonas



Cedar Lodge, Grange Close, Winchester
Approximate Gross Internal Area
2,059 sq ft / 191 sq m

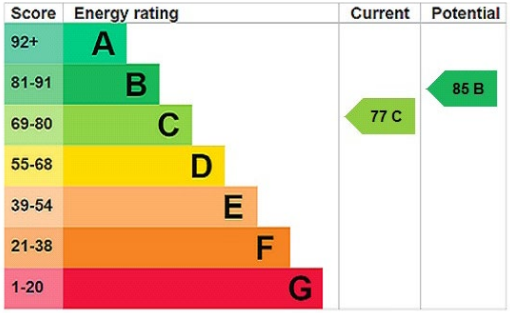


Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8704133/JLW



Office 01962 842742
winchester@carterjonas.co.uk
3 Royal Court, Kings Worthy, Winchester,
Hampshire, SO23 7TW
carterjonas.co.uk
Offices throughout the UK

Exclusive UK Affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.