



Grange Close
Winchester, Hampshire, SO23

Carter Jonas

Grange Close, Winchester, Hampshire, SO23

- 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 generous driveway provides ample off-road parking for several vehicles.

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



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, including Winchester College, one of the country's most prestigious educational institutions.

Additional Information

Tenure: Freehold

Services: Mains electricity, water and drainage. Air source heat pump.

Local Authority: Winchester City Council

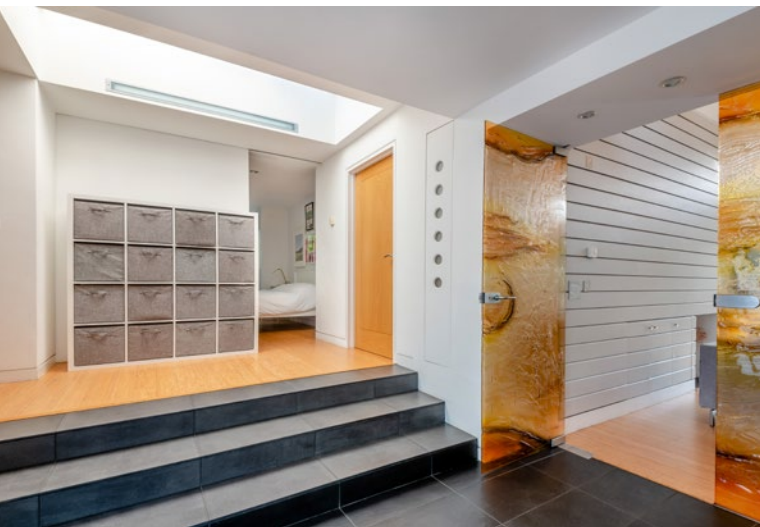
Council Tax: Band F

Broadband: Fibre to the Premises (FTTP). For internet and mobile services check Ofcom's website.

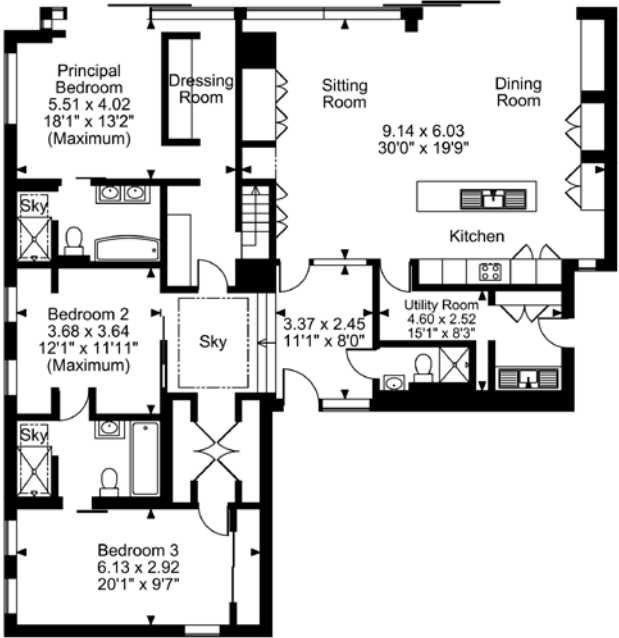
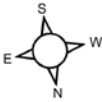
Agent's Note: The property is subject to restrictive covenants. Please contact the agents for more detail.

Agent's Note: There is a right of way over the neighbouring property's drive. Please contact the agents for more information.

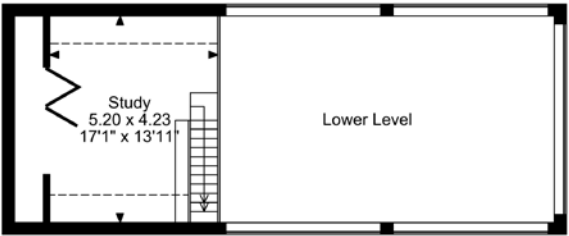
Viewings: Strictly by appointment through Carter Jonas, 01962 842742



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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