



MELROSE COURT

Christchurch Road, Winchester, Hampshire, SO23 9TE

Carter Jonas

MELROSE COURT, CHRISTCHURCH ROAD, WINCHESTER, HAMPSHIRE, SO23 9TE

- Three bedrooms
- Two reception rooms
- Cloakroom and family bathroom
- Double garage
- Garden
- EPC Rating C

DESCRIPTION

The ground floor is thoughtfully arranged, with a welcoming entrance hall providing access to the principal living spaces. A generous drawing room provides an excellent reception area, ideal for both everyday living and entertaining, enhanced by large south-facing double sliding glass doors that span the full width of the room and flood the space with natural light. To the rear, a separate dining room enjoys a pleasant outlook and connects conveniently to the kitchen, and provides ample storage and workspace. A cloakroom completes the ground floor accommodation, along with an additional useful cupboard under the stairs. Upstairs, the property comprises three bedrooms. The principal bedroom is particularly generous, complemented by two further bedrooms, both of comfortable proportions, each benefitting from good-sized built-in storage. A family bathroom serves all bedrooms, along with two large built-in cupboards on the landing.

OUTSIDE

The property enjoys a generous front garden, along with an attractive rear garden featuring a paved terrace ideal for outdoor dining and a lawn bordered by mature planting. In addition, there is off-road private shared parking, as well as two garages, together providing excellent parking and storage options.

A WELL-PROPORTIONED THREE-BEDROOM HOME ARRANGED OVER TWO FLOORS, EXTENDING TO APPROXIMATELY 1,296 SQ FT, WITH THE BENEFIT OF DOUBLE GARAGE



LOCATION

Melrose Court is a unique secluded enclave situated off Christchurch Road, ideally positioned for easy access to Winchester's historic city centre and its wide range of amenities. Despite its convenient location, the setting feels pleasantly tucked away, approached via a private drive and set back from the main road. The development enjoys a peaceful atmosphere, complemented by ample open space all contributing to a strong sense of privacy and seclusion. Winchester railway station is approximately 1.2 miles away, offering direct services to London Waterloo, while Royal Hampshire County Hospital lies around 0.7 miles to the north of the property, making the location particularly convenient for commuters and healthcare professionals. The area is well served by a number of highly regarded schools, including St Faith's Church of England Primary School (approximately 0.8 miles), St Bede Church of England Primary School (around 0.3 miles) and The Westgate School, a popular all-through school located roughly 1 mile away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage. Gas central heating.

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

Local Authority: Winchester City Council

Council Tax: Band F

What3words: scored.expanded.shocking

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.



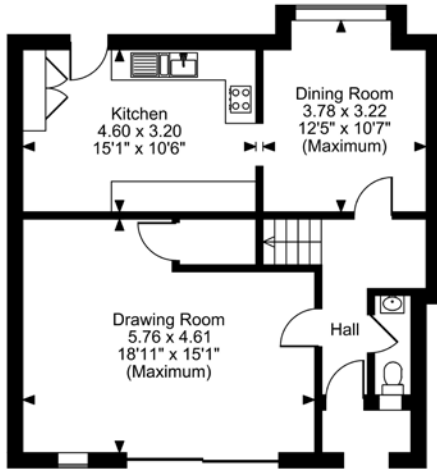
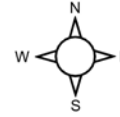
Melrose Court, Christchurch Road, Winchester

Approximate Gross Internal Area

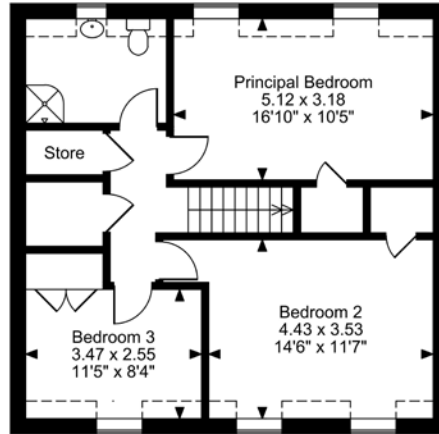
Main House = 1,296 sq ft / 120 sq m

Garages = 380 sq ft / 35 sq m

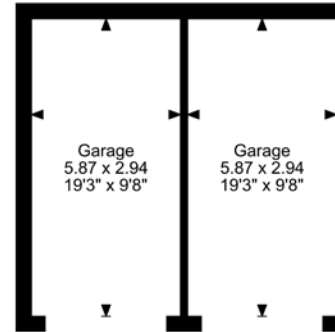
Total = 1,676 sq ft / 156 sq m



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		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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