



**23 DAWN GARDENS**  
Winchester, Hampshire, SO22 4NS

Carter Jonas

## **23 DAWN GARDENS, WINCHESTER, HAMPSHIRE, SO22 4NS**

- Two bedrooms
- Sitting room
- Kitchen
- Bathroom
- Studio
- Designated parking with electric car charger
- Garage
- EPC rating C

### **DESCRIPTION**

A truly exceptional opportunity to own a stunning maisonette in the prestigious city of Winchester. This immaculately presented property boasts fantastic views, front and rear gardens, and a home office/studio for the modern professional.

Situated just a quarter of a mile from Winchester Hospital and three quarters of a mile from Winchester train station, this prime location off Sleepers Hill offers both convenience and prestige. With no onward chain, this property is ready for you to move in and make it your own.

Featuring two bedrooms, one bathroom, a driveway, and a garage, this property offers the perfect combination of luxury and practicality. With a generous size of 800 square feet, there is ample space for living and entertaining.

## **TWO BEDROOM MAISONETTE WITH GARDEN, TUCKED AWAY OFF A VERY DESIRABLE PRIVATE ROAD.**



## LOCATION

The cathedral city of Winchester lies amidst rolling chalk downs and water meadows in the heart of Hampshire. Situated west of the city, Dawn Gardens is located approximately one mile from the centre and the railway station. (London Waterloo in about an hour). Winchester is an excellent location for road and air travellers, junctions 9, 10 and 11 of the M3 being within a couple of miles and Southampton Airport about 12 miles away.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold 999 years from June 1973

**Ground rent:** £20 per annum

**Services:** Mains electricity, gas, drainage, mains water not metered.

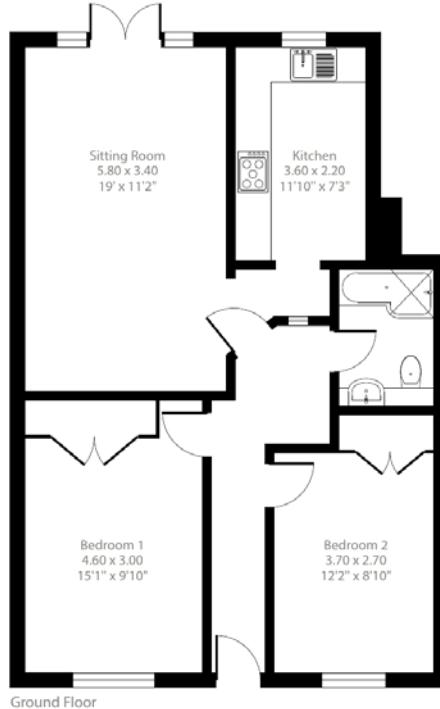
**Local Authority:** Winchester City Council

**Council Tax:** Band D

**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Viewings:** Strictly by appointment through the agent, Carter Jonas. 01962 842742





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2024. Produced for Carter Jonas. REF: 1114975

## Dawn Gardens, Winchester, SO22

Approximate Area = 737 sq ft / 68.4 sq m  
 Garage = 127 sq ft / 11.7 sq m  
 Outbuilding = 111 sq ft / 10.3 sq m  
 Total = 975 sq ft / 90.6 sq m

For identification only - Not to scale



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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