



**96 EDGAR ROAD**

Winchester, Hampshire, SO23 9TW

**Carter Jonas**

## 96 EDGAR ROAD, WINCHESTER, HAMPSHIRE, SO23 9TW

- Detached four bedroom home • Sitting room • Study
- Open plan kitchen / dining room • Two bathrooms
- Utility room • Conservatory • Covered carport
- Storeroom • Sought after St Cross area of Winchester
- Driveway and gardens to front and rear

### DESCRIPTION

This well-located detached family home offers well-proportioned accommodation and a highly practical layout. The property is entered via a front door which opens out onto a generous hallway, where a downstairs WC is conveniently located to the left, and which provides access to the principal reception rooms. The sitting room is double aspect with a bay window to the front and French doors to the rear onto the garden. The study is a useful space which could also be used as a snug or playroom if required. The kitchen / dining room has a range of base and wall mounted units with integrated appliances, along with a dining area which leads onto the conservatory.

Second floor accommodation consists of four bedrooms, one of which is en suite, and a family bathroom. In addition to the above there is an additional outside store, utility room and a covered parking area.

### OUTSIDE

Externally, the gardens and grounds are beautifully maintained and thoughtfully arranged. The rear garden features a sunny patio area, a greenhouse, mature planting, established shrubs, and a neatly lawned section, creating an attractive and functional outdoor space.

## A GENEROUS FOUR-BEDROOM DETACHED HOME IN ONE OF WINCHESTER'S MOST SOUGHT-AFTER CITY LOCATIONS



## LOCATION

Situated in the sought-after area of St Cross, the wider area has many period houses and historic connections, notably the Hospital of St Cross. Peaceful yet accessible, there is a regular bus service to the city centre with its many shops, restaurants, public houses, coffee shops, library, theatre, cinema, Cathedral and more. There are attractive walks and cycle routes along the River Itchen and Winnall Moors which are also close by.

Ofsted outstanding St Faith's Primary School is half a mile away. Winchester College is a short distance away, as is Winchester railway station (0.9 miles) with its line into Waterloo. Junction 10 of the M3 is about 1.4 miles away, giving access to Southampton and London.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

**Local Authority:** Winchester City Council

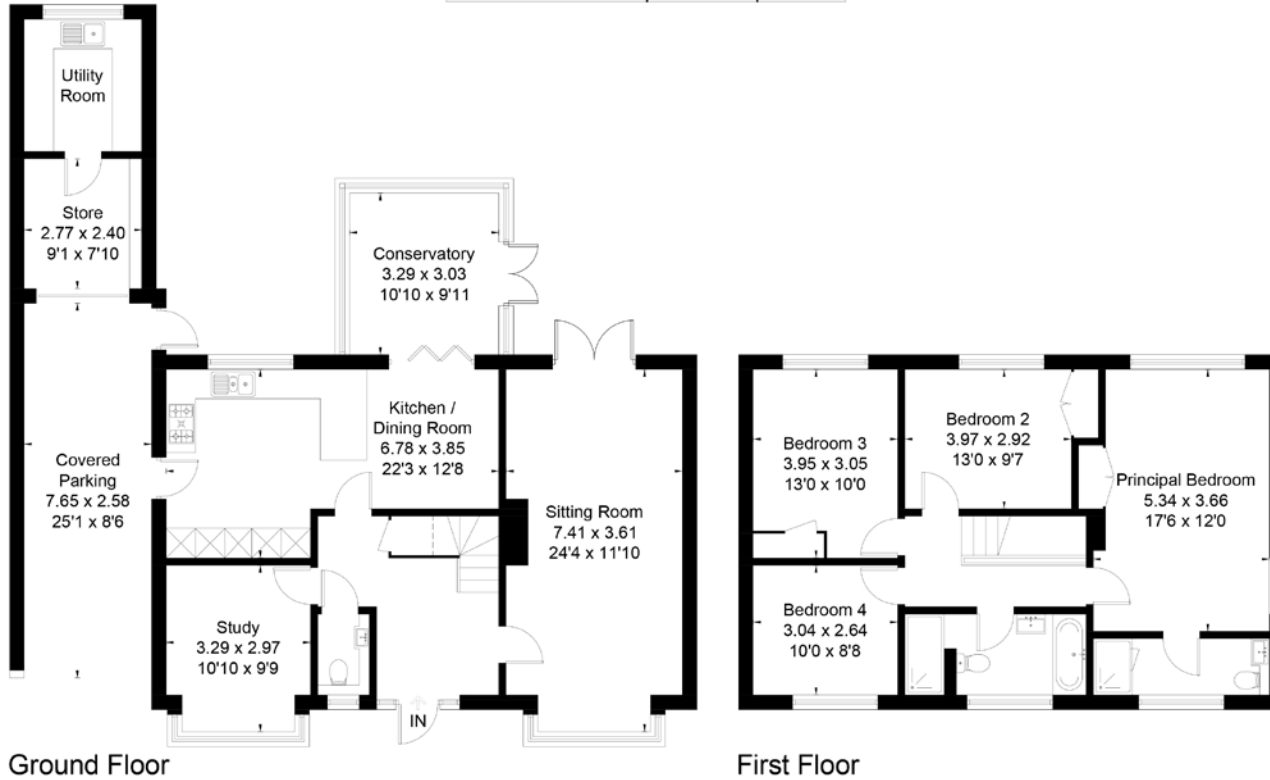
**Council Tax:** Band F

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

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



Edgar Road Winchester, SO23  
 Approximate Area = 1672 sq ft / 155.3 sq m  
 Utility Room / Store = 142 sq ft / 13.2 sq m  
 Total = 1841 sq ft / 168.5 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104978



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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