



**7 WINSLADE ROAD**  
Winchester, Hampshire, SO22 6LN

**Carter Jonas**



## 7 WINSLADE ROAD, WINCHESTER, HAMPSHIRE, SO22 6LN

- Three spacious bedrooms
- Open-plan kitchen
- L-shaped lounge/dining area
- Converted garage now a utility room
- Room name
- Dedicated office/study room
- Off-road parking for two vehicles
- Private garden with patio and elevated lawn
- EPC Rating D

### DESCRIPTION

Upon entering, you are welcomed into a thoughtfully designed ground floor that flows effortlessly from room to room. The heart of the home is the open-plan kitchen, which provides a modern and functional space for cooking and entertaining. Adjacent to the kitchen is a spacious L-shaped lounge and dining area offering a versatile layout for both relaxing and hosting guests. A separate office room provides a quiet retreat for working from home or studying, while the former garage has been cleverly converted into a utility space, adding valuable storage and practicality to the home.

Upstairs, the property features three generously sized bedrooms, each offering a comfortable and peaceful environment. The principal bedroom is well-proportioned, while the second and third bedrooms are ideal for children, guests, or additional workspace. A well-appointed family bathroom completes the first-floor accommodation.

**NESTLED IN THE SOUGHT-AFTER RESIDENTIAL AREA OF WINSLADE ROAD IN WINCHESTER, THIS DELIGHTFUL THREE-BEDROOM DETACHED HOME OFFERS A PERFECT BLEND OF COMFORT, SPACE, AND PRACTICALITY. SET IN A RESIDENTIAL AREA WITH EASY ACCESS TO THE CITY CENTRE, THIS PROPERTY IS IDEAL FOR FAMILIES AND PROFESSIONALS ALIKE WHO ARE LOOKING FOR A WELL-CONNECTED PLACE TO CALL HOME.**





## OUTSIDE

The rear garden features a patio area perfect for outdoor dining and an elevated grass lawn ideal for play or relaxation. The front of the property benefits from off-road parking for two vehicles, ensuring convenience for residents and visitors alike.

## LOCATION

Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world class attractions which includes the magnificent cathedral. Winchester is perfectly located for the commuter, family or professional, within a 1 hour commute of London Waterloo by train. Road links are equally conveniently accessible with the M3, A34, A303 and M27 close to hand giving ease of access to The South Coast, The New Forest, Wiltshire and Dorset. Nearby schools include Western CE Primary, The Westgate School and Peter Symonds College.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water, drainage and gas central heating

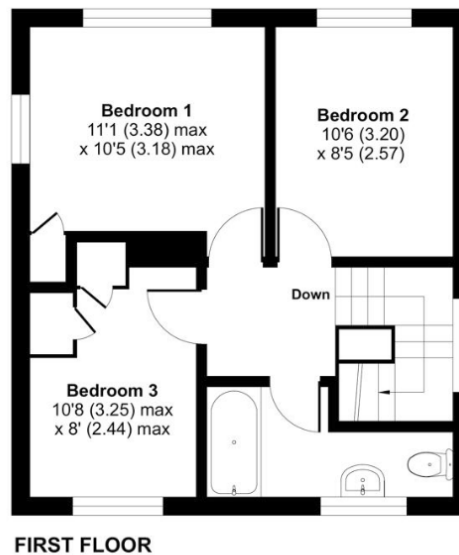
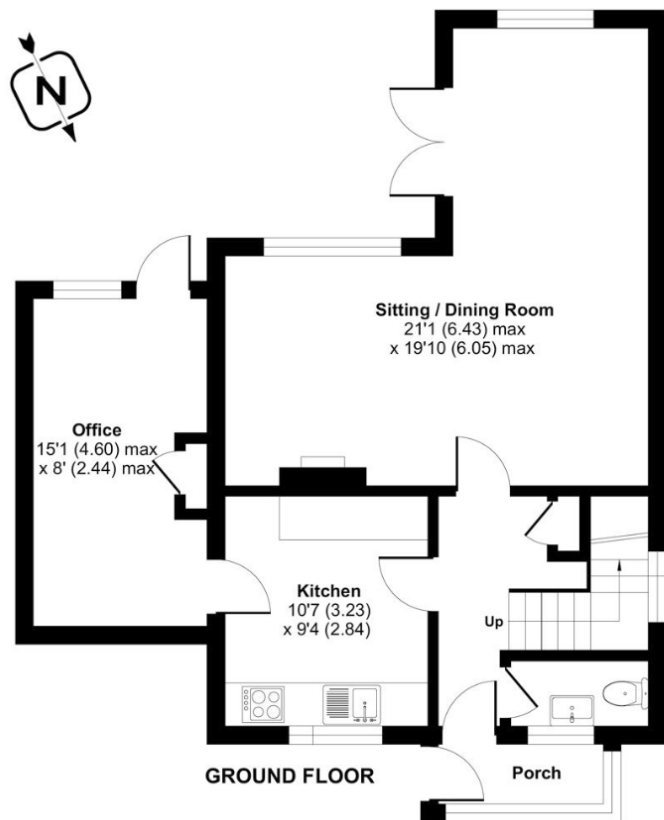
**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website

**Local Authority:** Winchester City Council

**Council Tax:** Band E

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





Approximate Area = 1100 sq ft / 102.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Office 01962 842742**

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

**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.