

St. Cross Court
Kingsgate Road, Winchester, Hampshire, SO23

Carter Jonas

St. Cross Court, Kingsgate Road, Winchester, Hampshire, SO23

A spacious and versatile four-bedroom townhouse with a garage, parking and enclosed garden

Approximately 1,869 sq ft of versatile living accommodation • Kitchen/dining room • Sitting room • Four bedrooms • Two bathrooms • Additional garden room with access to the outside • Utility room • Integral garage and driveway parking • Enclosed courtyard-style rear garden



Description

A generously proportioned townhouse, offering well-balanced accommodation arranged over three floors, extending to approximately 1,869 sq ft and enjoying extensive views towards St. Catherine's Hill. This property is being brought to the market for the first time since the current owner bought it from new in 1979.

The ground floor provides a welcoming sitting room, offering an excellent space for relaxation, alongside a spacious kitchen/dining room. The kitchen is fitted with an extensive range of wooden units, ample work surfaces and integrated appliances, with plenty of room for informal dining and entertaining.

On the first floor, the principal bedroom benefits from an en suite shower room, while two further bedrooms and a family bathroom complete the accommodation. The layout is thoughtfully arranged, offering flexibility for families and those seeking additional space.

The lower ground floor offers further useful accommodation, comprising a fourth bedroom, a garden room with access to the rear garden, a utility room and an integral garage. This level provides excellent versatility and could be ideally suited to guests, independent family accommodation or those working from home.

Outside

To the rear, the property enjoys an enclosed courtyard-style garden, providing a private outdoor space with a combination of paved areas, established planting and

mature shrubs. The layout offers scope for outdoor entertaining, dining or simply enjoying the garden in a sheltered setting.

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 rail 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.

Additional Information

Tenure: Freehold
Services: Mains water, electricity, gas and drainage. Gas central heating. Solar panels.
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: fearfully.dearest.home
Viewings: Strictly by appointment with Carter Jonas, 01962 842 742

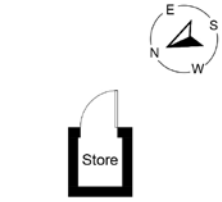








12 St. Cross Court, Kingsgate Road Winchester, SO23 9PZ
Approximate Area = 1869 sq ft / 173.6 sq m
Store = 10 sq ft / 0.9 sq m
Total = 1879 sq ft / 174.5 sq m



(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m

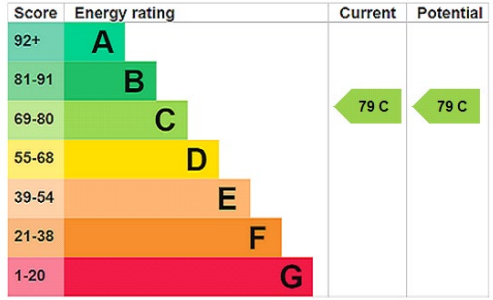


Lower Ground Floor | Ground Floor | First Floor

This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #117273







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