



**5 ST CROSS COURT**

Kingsgate Road, Winchester, SO23 9PZ

**Carter Jonas**



## 5 ST CROSS COURT, KINGSGATE ROAD, WINCHESTER, SO23 9PZ

Stylish contemporary townhouse • 4 bedrooms • 2 bathrooms • Sitting room • Kitchen / dining room • Garden • Garage and parking • Convenient edge of city location • Views from first and second floor to St Catherines Hill • EPC rating TBC

### DESCRIPTION

A well-located town house laid out over three floors with flexible and practical accommodation. The ground floor is accessed via a generous hallway with adjoining w/c. The sitting room is front aspect with a feature fireplace and leads on to a delightful dining area to the rear which is open plan on to the kitchen. The kitchen itself has a range of Shaker style base and eye level units with an integrated stainless steel oven, hob and extractor fan. Skylights and a lantern roof provide an excellent level of light to this area. To the first floor are 3 bedrooms and a family bathroom. The largest bedroom has fabulous views towards St Catherines Hill. The second floor has a further bedroom with spacious walk-in closet and en suite shower room. This room also has far reaching views to the rear.

Externally, there is an area of lawned garden to the front of the property and a practical paved patio to the rear, with seating area, pergola and various storage areas including a greenhouse. The property benefits from a detached garage with power and lighting, and a driveway to the rear.

### 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.

## A WELL LAID OUT TOWNHOUSE LOCATED IN THE EVER POPULAR ST CROSS AREA OF THE CITY, WITH EXCELLENT TRANSPORT LINKS, GARAGE AND OFF STREET PARKING





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 within 200 metres. Winchester College is a short distance away, as is Winchester railway station (1.2 miles) with its line into Waterloo. Junction 11 of the M3 is about  $\frac{3}{4}$  mile away, giving access to Southampton and London.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

**Council Tax Band:** F

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

**Local Authority:** Winchester City Council.  
Council Tax Band F.

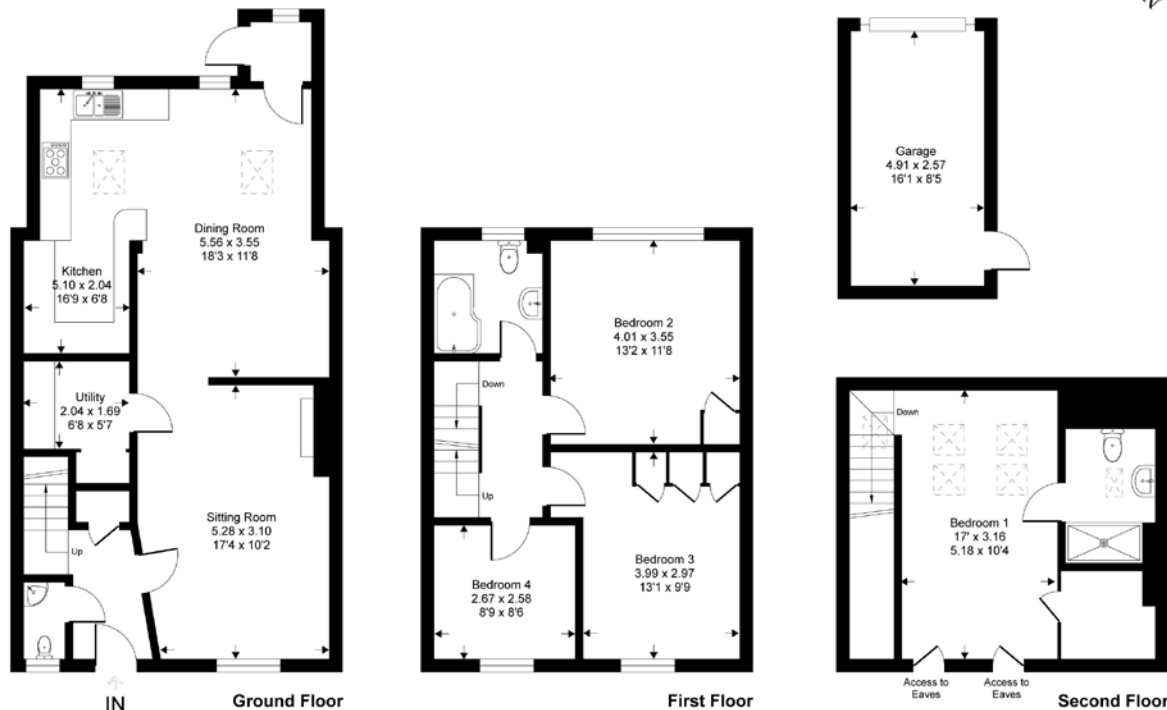
**Viewings:** Strictly by appointment through the agent,  
Carter Jonas, 01962 842742





## St Cross Court, SO23

Approximate Gross Internal Area = 141.1 sq m / 1519 sq ft  
Approximate Gross Garage Internal Area = 12.6 sq m / 136 sq ft  
Approximate Gross Total Internal Area = 153.7 sq m / 1655 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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