



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

HYDE HOUSE | WINCHESTER | HAMPSHIRE

Guide Price £1,250,000

4 3 2



Glorious and Elegant

Gracious and elegant this semi-detached property exudes period charm and beauty, characterised by its appealing symmetry and proportion. Hyde House was originally constructed in 1780 and was divided into two wings in 1978. In more recent years the current owner has lovingly renovated the property to a high specification with stylish kitchen and beautifully redesigned bathrooms, underfloor heating and Mega flow pressurized water system, while ensuring the many outstanding period features are preserved. The large original sash windows allow natural light to flood the living spaces, creating a warm and joyful ambience which continues throughout the property.

This desirable home welcomes you into a spacious and alluring sitting room, complete with extensive wooden floors, period fireplace and pretty garden views to the front and back. Adjacent is the attractive fully fitted kitchen with ample storage and a well designed central island, high quality appliances and underfloor heating. The kitchen incorporates a delightful dining area for entertaining and modern day living. A cloakroom, with toilet and washbasin, completes the ground floor accommodation. Stairs lead down to the lower ground floor basement, which comprises a spacious study, laundry facilities and store room.

The first floor continues to please with two impressive double bedrooms and a family bathroom, the principal bedroom having a large en-suite with shower.

The second floor comprises two additional bedrooms with appealing Cathedral views and an elegant en-suite shower room.

OUTSIDE

There is a pretty enclosed, walled rear garden, complete with ivy-covered water feature and mature trees and shrubs, perfect for entertaining and alfresco dining. There is double-gated secure access to the side of the house.

At the front of this superb house is an attractive garden mainly laid to lawn with mature plants and shrub borders. The property benefits from a double garage with rare additional off-road parking and the option of on-street parking permits.



LOCATION

Set in the sought after area of Hyde, this Grade II listed Georgian house is located within half a mile from the city centre, award-winning pubs, restaurants and bars. With a plethora of boutique shops and cafés, there is so much to enjoy in this City. Cultural and leisure facilities, a theatre, cinema, excellent High street markets and coffee shops are a short walk away. The property is close to the beautiful Itchen river, The Winnall Moors Nature Reserve and Park and only 0.3 miles to the train station with 55mins access to London Waterloo.

Steeped in history, Winchester is England's ancient Capital City and former seat of King Alfred the Great. This vibrant and wonderful City seamlessly combines grand old architecture with 21st century art, sculpture and world-class attractions, including the magnificent Winchester Cathedral.

The historical city of Winchester, a much sought after place to live and work, is but a stone's throw from the South Downs National Park and a short journey to the New Forest. Ideal locations to explore either on foot or by bike - the perfect leisure escape.

St Bede and Westgate Primary Schools and Westgate secondary school catchment area.

KEY INFORMATION

- Semi Detached Georgian Period Property
- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Underfloor Heating
- Double Garage
- Close to City Centre and Mainline Station
- No Forward Chain
- Off Road Parking
- St Bede and Westgate Primary and Westgate Secondary School Catchment

PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band G

EPC – Grade II Listed

Approximate Gross Internal Floor Area

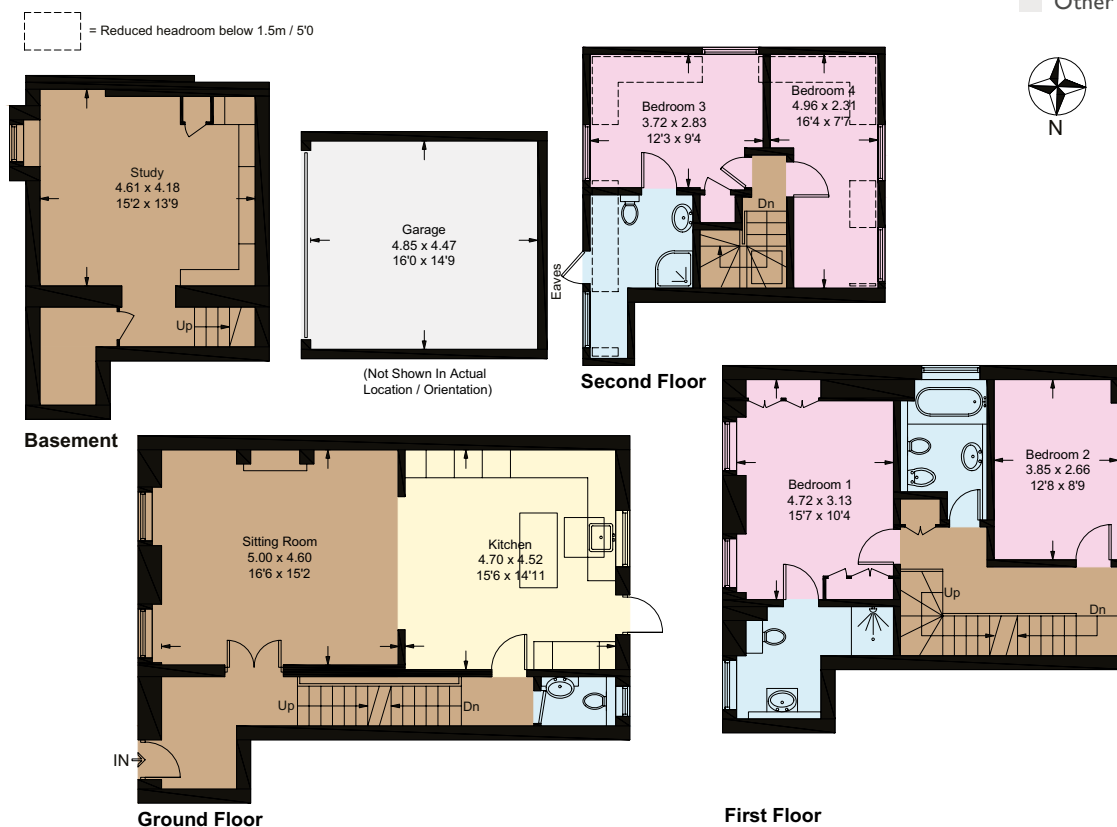
168.52 sq m / 1814 sq ft

Garage = 21.68 sq m / 233 sq ft

Total = 190.20 sq m / 2047 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Bathroom / En Suite
- Bedroom
- Kitchen
- Reception Room
- Other Areas



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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