



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST



# 8 WINTON COURT, WINTON CLOSE | WINCHESTER

Guide Price £995,000

4 2 2





# Pretty and Picture-Perfect

Flint Cottage, Pretty and Picture-Perfect, an exceptional double fronted 4 bedroom property situated in a desirable location, a beautifully presented home both externally and internally with an exquisite flintfaced front elevation and an attractive cottage garden.

The house warmly invites you into a bright light filled hallway with useful under stairs storage. To the front aspect a door leads onto a well appointed, sumptuous sitting room which floods with natural light and opens on to an attractive terrace.

A highlight of this stunning property is the contemporary kitchen that exudes style, functionality and sophistication with a light and airy feel which continues through to the open plan dining area, perfect for modern family living. The kitchen also benefits from having a practical larder storage cupboard.

A W/C completes this splendid ground floor accommodation.

The first floor continues to please with a spacious principal bedroom benefitting from having fitted wardrobe storage and its own stylish ensuite shower room. A further two generously sized double bedrooms and a bedroom/study room, all served by a delightful, contemporary family bathroom.

## OUTSIDE

The front aspect of the property overlooks a wonderful communal garden area, mainly laid to lawn. To the rear is a pretty enclosed, cottage garden, with a large terrace area surrounded by mature trees and shrubs, ideal for entertaining and alfresco dining. The property also benefits from having a single car port with ample storage accessed via the rear garden, with additional parking behind and visitors parking.

## LOCATION

Winton court is a highly desirable spot located just off the Andover road, minutes from the mainline railway station serving London Waterloo in about one hour. The M3 can be joined on the north-eastern side of Winchester (Junction 9) and links to the M27 coastal motorway and Southampton Airport and to the north, the A303 and A34 providing access to the West Country and Midlands respectively.

Close by are nurseries such as Lanterns Nursery School and Rotherley Day Nursery, as well as excellent local schools including Weeke primary school, Henry Beaufort secondary school and Peter Symonds VI Form College. Located close to central Winchester, the property is short walking distance to the City.

The City Centre with its bars, award-winning pubs and restaurants and a plethora of boutique shops, café bars, there is so much to enjoy in this City. Cultural and leisure facilities, a theatre, cinema, cosmopolitan High Street and renowned 'Square' are only a short walk away.

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 which includes the magnificent Cathedral.



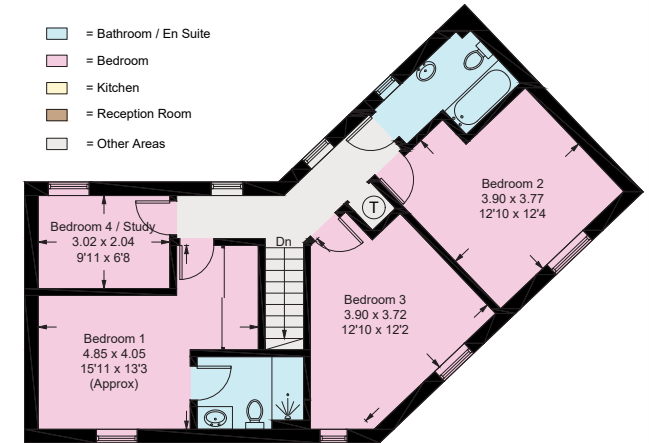
# KEY INFORMATION

- An Exceptional Picture-Perfect Terraced Cottage
- Two Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Open-Plan Living
- Pretty Cottage Garden
- Off Road Parking
- Single Car Port
- Close to the Mainline Station and City Centre
- Desirable Location

Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft



Ground Floor



First Floor

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

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. (ID1120147)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		80	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band F

EPC – Rated C

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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Winchester, Hampshire | t.01962 678478 | m.07572 511114  
 e.toby@tobygullick.com | www.tobygullick.com