



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST



# 12 MANNINGFORD CLOSE, | WINCHESTER

Guide Price £1,150,000

4 1 3





# Immaculate & Stunning

An immaculate, stunning detached four bedroom property which has been beautifully renovated by the current owners who have extended to maximise the floor plan. This contemporary property has been superbly designed to a high specification, ideal for anyone who desires luxury and style with well designed room space. The property also benefits from being in the St Bedes and Westgate School catchment.

One of many highlights of this wonderful property is the spacious open plan kitchen/ family room that exudes sophistication and style enhanced by a light and airy feel with modern glass sliding doors that open onto a spacious terrace and a well designed, landscaped garden. The kitchen benefits from chic, modern handleless cupboards with ample storage and a large sleek central island with bar seating and underfloor heating which continues through to the generously sized utility room.

Additionally, the home offers versatility with two separate reception rooms and a useful store room to the front aspect, ideal spaces for entertainment, work or leisure. Perfect living space for family life and modern day living.

The first floor continues to please with a splendid principal bedroom benefitting from having extensive bespoke floor to ceiling wall storage and its own stylish ensuite shower room. A further three bedrooms and a delightful four piece family bathroom complete the first floor accommodation.

## OUTSIDE

To the front, there is a lawned garden with large driveway for ample parking which also gives access to the store room. The attractive rear garden is enclosed and secluded and features a vast array of mature and established planting and a spacious terrace, ideal for entertaining and alfresco dining.

## LOCATION

The property is situated in a popular and desirable cul de sac in Abbots Barton located within a mile and half 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. The property is close to the beautiful Itchen river, the Winnall Moors Nature Reserve and Park and within walking distance 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.

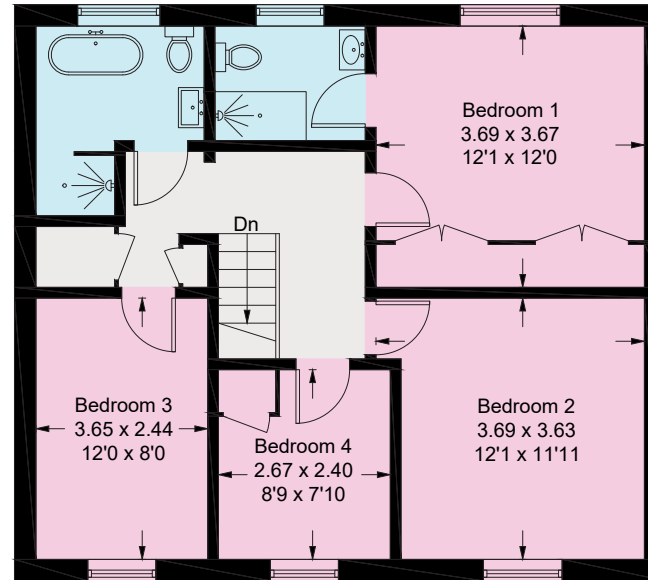
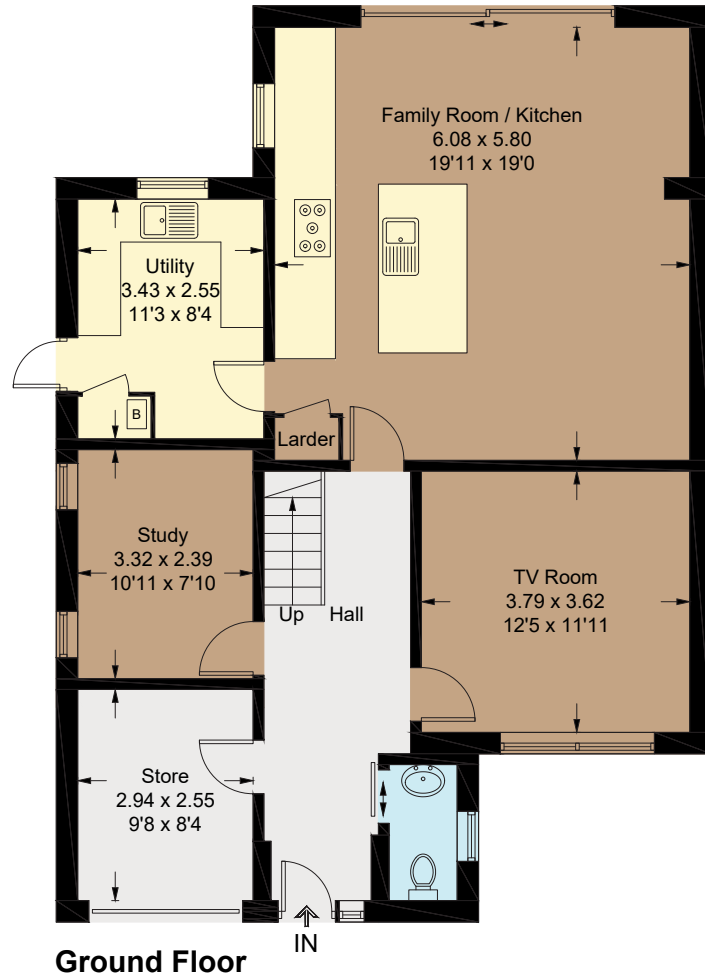
St Bede and Westgate Primary Schools and Westgate secondary school catchment area.

## KEY INFORMATION

- A Stunning and Contemporary Detached Property
- Three Reception Rooms
- Four Bedrooms
- Four Piece Family Bathroom
- Open Plan Living
- Delightful Ensuite Shower Room
- Driveway with Ample Parking
- St Bedes and Westgate School Catchment
- Desirable Cul De Sac Location
- An Attractive And Secluded Rear Garden



Approximate Gross Internal Floor Area - 154.1 sq m / 1659 sq ft



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. (ID1099638)

## PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band E

EPC – Rated D

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Toby Gullick Independent Property Specialist in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Toby Gullick Independent property specialist nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated February 2024. Photographs and videos dated February 2024. All information is correct at the time of going to print.

Toby Gullick Independent is the trading name. Toby Gullick Independent is a limited company registered in England and Wales with registered number 15066515.

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