





# 15 KINGS CRESCENT, SLEEPERS HILL | WINCHESTER

Guide Price £850,000

 3  3  4





# Modern and Stylish

A modern and stylish detached four bedroom townhouse situated in an exclusive private development built by Beechcroft, renowned for being a desirable retreat. This substantial and versatile property boasts in excess of 2000sq ft of attractively presented accommodation arranged over three floors. The property has been superbly designed to a high specification with contemporary style living in mind. Ideal for anyone who desires comfort and luxury with spacious well proportioned room space, surrounded by beautiful communal gardens in a tranquil and peaceful setting within the prestigious area of Sleepers Hill.

This splendid house warmly welcomes you into spacious reception hall which includes a large, under stairs storage cupboard. The ground floor continues to please with an ideal home office or fourth bedroom, with a dual aspect outlook ensuring the room floods with natural light. The attractive spacious kitchen/dining room is positioned to the rear of the home creating the perfect space for entertaining and modern day living with ample space for a dining suite, a central island with a breakfast bar, and generous base and eye level units whilst the lavish granite work surfaces provide excellent preparation space. The room flows through seamlessly to the superb conservatory which offers access out to its own pretty courtyard garden and onto the appealing communal grounds. The property benefits from the luxury of having underfloor heating throughout. In addition, there is a conveniently placed utility room and shower room which completes the ground floor accommodation.

The first floor provides a splendid sitting room with a rear aspect view and French doors which lead out to the south facing roof terrace, ideal space for relaxation and rejuvenation whilst enjoying nature's beautiful surroundings. The reception space also features an alcove which has been cleverly converted into a bespoke library/study area. The first floor also hosts the large principal bedroom which offers an abundance of wardrobe storage and a contemporary and stylish en-suite bathroom.

The second floor features two further double bedrooms with ample fitted wardrobe storage and both are served by a delightful four-piece family bathroom.

## OUTSIDE

This superb home is nestled within an exclusive development which enjoys over an acre of stunning communal grounds. The property has its own pretty private courtyard garden which is paved and surrounded by mature shrubs and borders creating a wonderfully private and secluded space. There is also a communal vegetable garden and greenhouse for residents' use. The property also benefits from two allocated parking spaces. There are numerous appealing and enjoyable woodland walks throughout the gardens with a wide variety of mature shrubs, well-stocked borders, trees and manicured lawns as well as well-positioned seating areas, ideal haven for wildlife and to enjoy the relaxing, zen ambience.

## LOCATION

The freehold and the grounds are owned and managed by KC (Winchester) Ltd, on behalf of the property owners within King's Crescent and each owner owns an equal share in the company. Located on a highly desirable private road to the south west of Winchester and within easy reach of the mainline train station. The City Centre offers an abundance of boutique shops, café bars and restaurants.

There is so much to enjoy in this City, cultural and leisure facilities, a theatre, cinema, cosmopolitan High Street and renowned 'Square'.

Winchester City Centre 1.2 miles, Winchester Station 1.2 miles (London Waterloo from 57 minutes), Southampton Airport 10.9 miles, access to the M3 2.1 miles (time and distances approximate).

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.

The historical city of Winchester, a much sought after place to live and work, close to 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.



Disclaimer: Please note this property has a private drainage system in the form of a motorised sewage treatment plant.

Approximate Gross Internal Area = 196.1 sq m / 2111 sq ft



## KEY INFORMATION

- A Spacious and Stylish Detached Property
- Four Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Two Allocated Parking Spaces
- Set Within An Acre Of Beautiful Communal Grounds
- No Forward Chain and Boasts Over 2000 Sq Ft
- Pretty Courtyard Garden
- Roof Terrace with Stunning Views
- Prestigious Location ,Close to The City Centre and Mainline Station

- = 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. (ID1118104)

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		78	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

## PROPERTY INFORMATION

Tenure – Share of Freehold

Local Authority – Winchester City Council

Council Tax – Band E

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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All information is correct at the time of going to print.

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