



25 Courtenay Road
Winchester, Hampshire

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25 Courtenay road Winchester Hampshire SO23 7ER

Detached home in a generous plot with scope to extend subject to planning permission.

Entrance Hall | Sitting room | Dining room
Kitchen | Study | Cloakroom | Utility room
4 Bedrooms | Family bathroom | Double garage
and off-street parking | Garden, in all about 0.25
acres | EPC rating D

The property

Dating from the 1970's, 25 Courtenay Road is a well-proportioned, detached family home which has been in the same ownership since new and whilst the house has been well looked after over the years, it could now benefit from updating. There is ample space to extend the house if so desired, subject to any relevant planning permissions.

To the front of the house is a useful enclosed porch, beyond which is a welcoming entrance hall with parquet flooring which leads to the double aspect sitting room, where there is a central gas fireplace, an exposed brick wall and sliding doors out onto the garden. The parquet flooring continues into a separate dining room which leads into the kitchen where there are plenty of wall and base units and a gas range style cooker; an arch leads through into a generous multipurpose room, currently used as a breakfast room and utility room, beyond which is a boot room which provides access out onto the garden and into the double garage. There is a further study to the front of the house along with a cloakroom which completes the accommodation on this level.

The first floor comprises four bedrooms, two of which have built in wardrobes, and there is a bathroom, with a bath and separate shower.

Outside

Outside to the front of the property, there is a recently upgraded bonded resin driveway which provides off-road parking for several cars in front of the double garage. There is an area laid to lawn with a mature weeping birch. There is a pedestrian side gate which provides access to the rear garden. There is a paved patio area across the width of the house providing ample space for seating and dining areas, beyond which the gardens extend to about 142 ft and are mainly laid to lawn with mature shrub and herbaceous borders.

Location

Courtenay Road is situated in a sought-after residential area on the edge of the beautiful cathedral city of Winchester. The city centre is approximately 1 mile away and provides excellent shopping, recreational and cultural facilities.

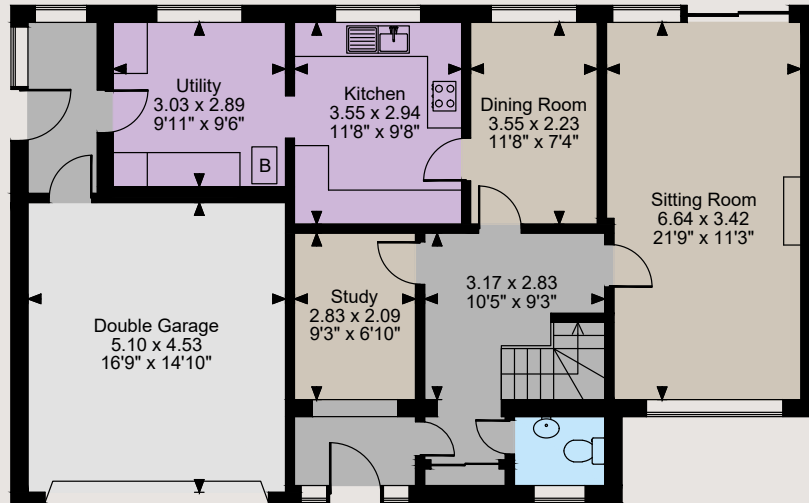
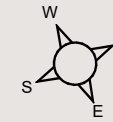
Winchester is noted for its excellent mix of private and state schools. From Courtenay Road there are lovely walks across the nearby Barton Meadows Nature Reserve and the River Itchen and two popular neighbourhood pubs are each a short distance away.

Communications are excellent. The railway station, with trains taking an hour to reach Waterloo, is within striking distance and Junction 9 of the M3, which provides easy access to London, Southampton and its airport, as well as the Midlands and the North via the A34 is less than 2 miles away.

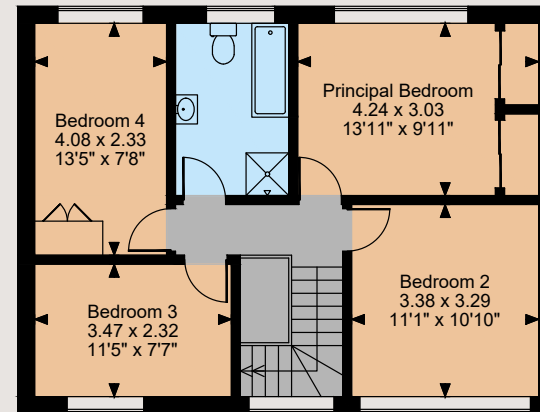




Floorplans
 House internal area 1,454 sq ft (135 sq m)
 Garage internal area 249 sq ft (23 sq m)
 Total internal area 1,703 sq ft (158 sq m)
 For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words ///rural.erupt.listings

General

Local Authority: Winchester City Council

Services: Mains water, electricity, gas and drainage all connected.

Council Tax: Band F

Tenure: Freehold

Guide Price: £925,000

Winchester

6 Jewry Street, Winchester SO23 8RZ

01962 869999

winchester@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland,
 including Prime Central London

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