



11 Avenue Road  
Winchester

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A delightful three bedroom home in the heart of Winchester with excellent access to the mainline station and city centre.

This spacious townhouse is bright and full of period charm, with excellently proportioned rooms, a useful basement play room, sitting room, kitchen and home office.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**HOME OFFICE**



**ENCLOSED GARDEN**



**FREEHOLD**



**CITY**



**1394 SQ FT**



**GUIDE PRICE  
£850,000**

### The property

Located on a quiet street within 0.2 miles of Winchester's mainline station, 11 Avenue Road offers an excellent example of a Victorian terraced home. The current owners have updated and improved the property significantly within their tenure, including the addition of a stylish and versatile home office which has been built to an exacting standard.

On approaching the property, there is a pretty tiled and paved front garden with ample storage space for a variety of uses. The front door leads straight into the hallway and leads onto a bright and spacious sitting room/dining room. Bespoke cabinetry has been installed to create a useful bar area with space for a wine fridge and glassware storage.

The kitchen is a well-designed space with a central island unit creating a sociable area, perfect for entertaining. There is a variety of base and eye level units, a stylish range cooker as well as an American fridge-freezer with pantry cupboards either side.

The central island also has storage and power making it a useful spot for further appliances. Full width bi-fold doors frame the vista onto the rear garden and home office beyond.

From the dining area are stairs leading to the basement, which has been fully tanked and a window installed to make this an excellent space. The current owners have used the room both as a cinema room/ snug and a children's playroom. With excellent storage and good light, this is a really useful additional space to the main house.

Further accommodation is arranged over two floors with two double bedrooms on the first floor and a family bathroom. Bedroom three and the bathroom have useful built in storage as well as beautiful traditional sash windows which bring in an abundance of light and incredible views across Winchester. The third floor comprises a principal bedroom and en-suite with full sized shower and ample storage. The bedroom has been created with style in mind and includes exposed brick wall detail as well as a feature Victorian fireplace.



## Outside

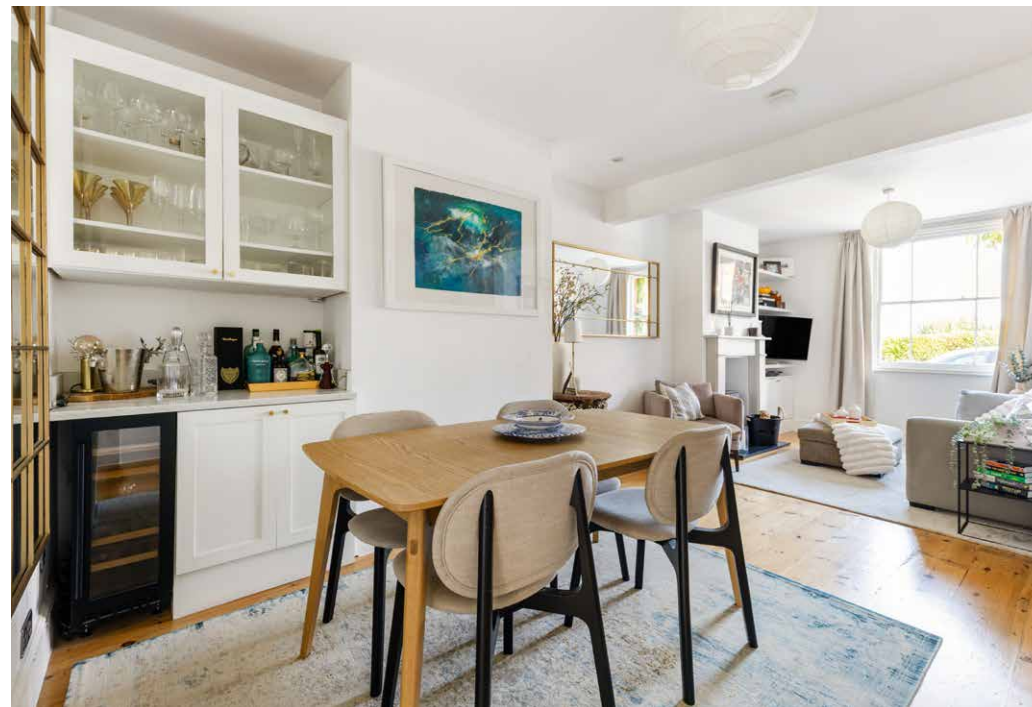
The garden has been landscaped by the present owners to create a stylish haven, ample space for a comfortable dining area and lavender borders make this an idyllic spot for summer evenings and al fresco entertaining. The home office is a perfect space to work and currently doubles as a gym; with power, light and heating it can be used all year round. Parking can be found on nearby streets and permit allocation is handled through Winchester City Council. Orams Arbour is a short walk away where there is a playground and is an ideal spot for enjoying the sunshine or a summer picnic.

## Location

The property is well positioned to take advantage of all the amenities of the city including a comprehensive range of shops, restaurants, recreational and cultural facilities together with a mainline station (London Waterloo is just under an hour on the fast train) which is within a 0.2 mile walk.

Winchester has a variety of amenities including a cinema, theatre, state of the art leisure centre and an excellent range of state and private schools to choose from. Stockbridge Road also has a delightful array of shops including a Café and Pizza restaurant and a hair salon.

To the south and east of the city there is access onto the M3 motorway giving access to the south coast as well as London, Southampton Airport, the A34 is an excellent route to the Cotswolds and on to the westcountry. The property is within catchment for The Westgate School, which is an 'all through school' now for ages 4-16 with Peter Symonds Sixth Form College also a short distance away. For private education, St Swithuns, Winchester College and Th Pilgrims' School are nearby.



## Distances

- Winchester 1.0 miles
- Southampton 12.5 miles
- London 66.5 miles

## Nearby Stations

- Winchester Mainline Station 0.2 miles
- Southampton Airport Parkway 9.0 miles

## Key Locations

- Winchester Hospital 0.5 miles
- Sport and Leisure Centre 1.6 miles

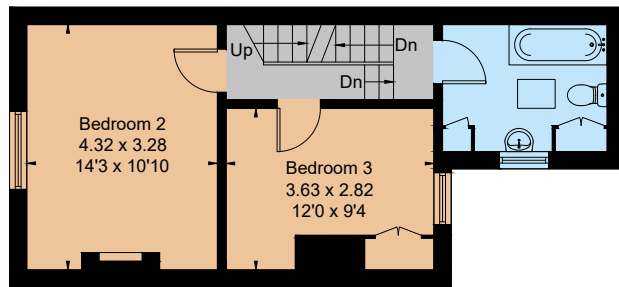
## Nearby Schools

- The Westgate School
- St Faiths C of E Primary School
- Winchester College
- The Pilgrims' School
- Twyford Preparatory School
- St Swithuns' School

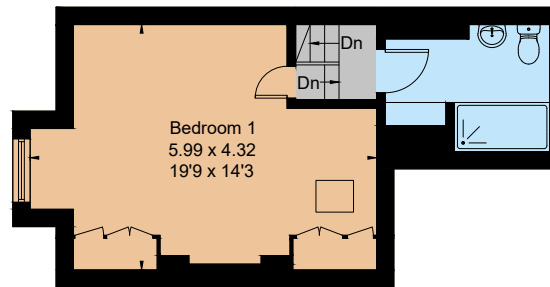




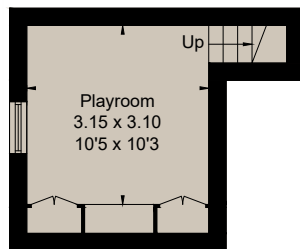
Approximate Floor Area = 129.5 sq m / 1394 sq ft  
Office = 10.06 sq m / 108 sq ft  
Total = 139.56 sq m / 1502 sq ft



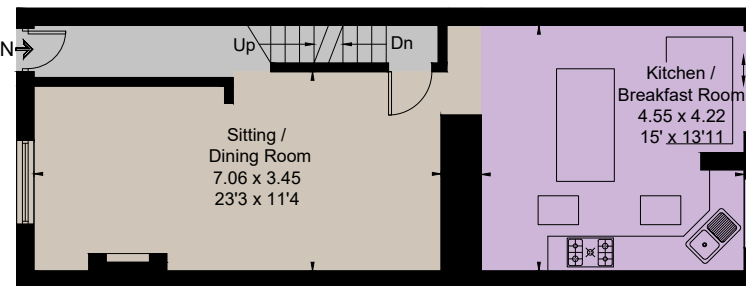
First Floor



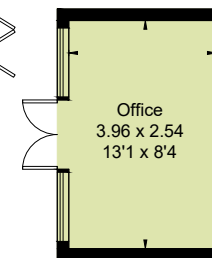
Second Floor



Lower Ground Floor



Ground Floor



Office  
(Not Shown In Actual  
Location / Orientation)



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## Floorplans

**Main House internal area** 1394 sq ft (129.5 sq m)  
**Office** 108 sq ft (10.06 sq m)  
**Total** 1502 sq ft (139.56 sq m)  
For identification purposes only.

## Directions

SO22 5AQ

what3words: ///pose.dazzling.hockey

## General

**Local Authority:** Winchester City Council

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Services:** Mains water, drainage, gas and electricity

**Council Tax:** Band E

**EPC Rating:** D

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## Winchester

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