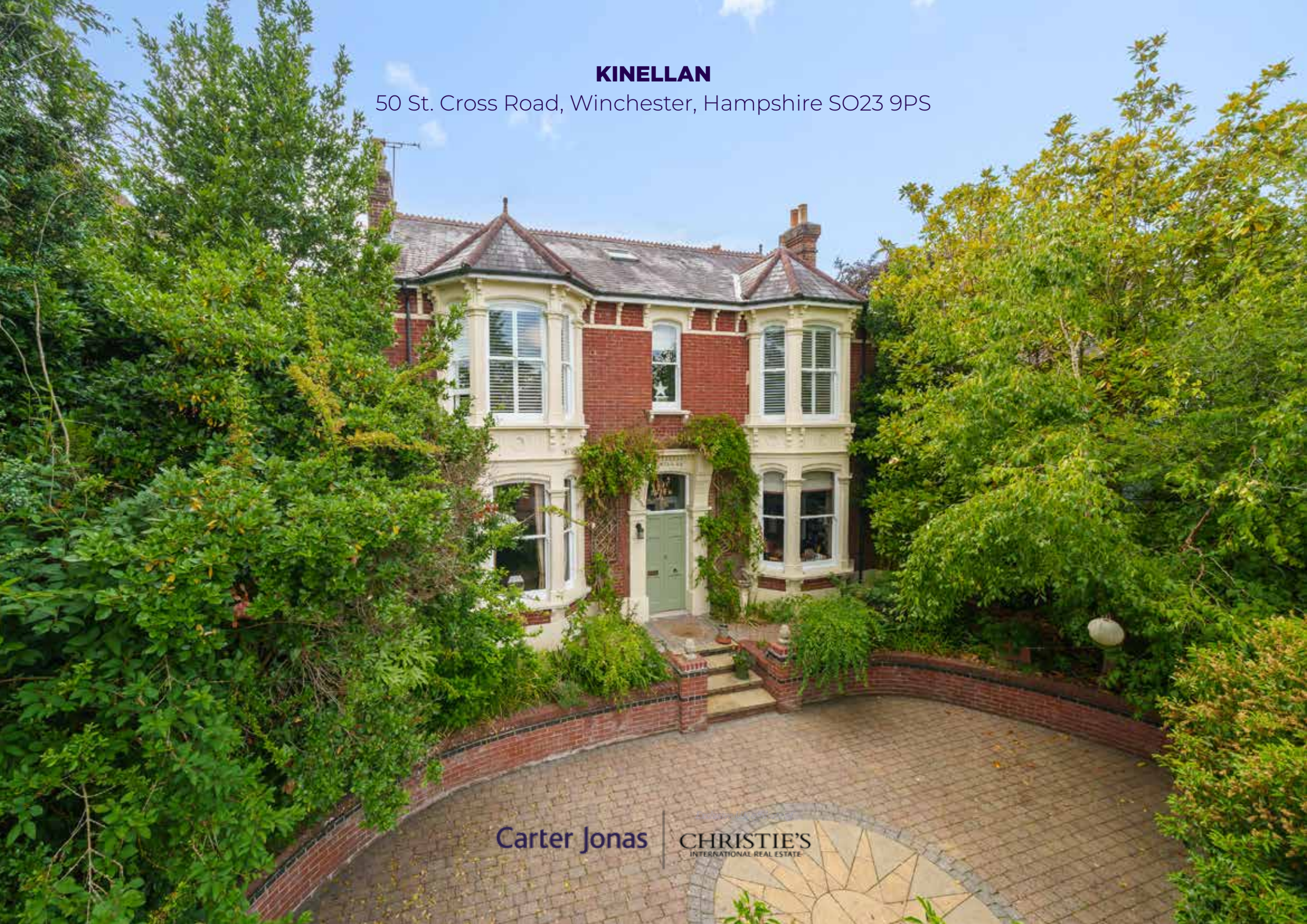


KINELLAN

50 St. Cross Road, Winchester, Hampshire SO23 9PS



Carter Jonas

CHRISTIE'S
INTERNATIONAL REAL ESTATE

KINELLAN, 50 ST. CROSS ROAD, WINCHESTER, HAMPSHIRE SO23 9PS

5-7 bedrooms • 4 reception rooms • 2 full bathrooms
2 en-suites • Kitchen/dining/family room • Utility
Separate w/c • Cellar • Garage • Studio • Parking • Garden
EPC rating D

THE PROPERTY

Kinellan has remained in the ownership of the same family for many years. It has been sympathetically extended and improved over the last 120 years, to combine a sense of space and well-proportioned opulence unlike many other homes.

From the first approach the property is imposing with its double bay fronted façade leading up to the entrance door. Opening into a magnificent entrance hall with double height ceilings to the first-floor landing, ornate cornicing and ceiling roses and doors through to the principal reception rooms. To the front of the property, you will find the sitting room and the library both with over 3m high ceilings and many of the original details from the Edwardian era. Further to these reception rooms you will find a television/family room and a beautiful music room which in turn opens through to a glass roofed atrium that connects to the very spacious open plan kitchen/dining/family room and opens onto the west facing courtyard. The kitchen has been fitted with a range of solid units with a range of integrated appliances, including range style stove, double width Belfast sink and woodblock tops. The ceiling has been vaulted to continue the feeling of light and space. In addition, there is a walk-in utility/pantry and separate w/c. Stairs provide access to the lower ground floor cellar which would make a great den or wine store. On the first floor the split-level landing gives access to three double bedrooms, primary bathroom and two further single bedrooms and further staircase rising to the second floor.

ELEGANT EDWARDIAN HOME WITH FABULOUS PROPORTIONS







The principal bedrooms are at the front of the property and both have open box bay windows with full length window shutters. The second floor has two further bedrooms, bath/shower room and additional play/attic room with ample eaves storage throughout.

EXTERNAL

With almost perfect symmetry the front is enclosed by a brick wall with pedestrian access on both sides and could create a wonderful in/out driveway (subject to obtaining the relevant consents). The side access then opens to the side patio garden with flagstone paving, planted borders with an array of flora and fauna and well-established shrubs, a raised lawn and rear gated access to the driveway parking and garage. The garage has been partly converted and currently used as an artist studio.

LOCATION

The property lies within the parish of St. Cross. Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world class attractions which includes the magnificent cathedral. The city itself offers a wide and varied selection of unique independent shops and historical attractions, along with a choice of fine dining general eateries, contemporary bars and cultural cinema and renowned theatre productions.

Winchester is perfectly located for the commuter, family or professional, within a 1 hour commute of London Waterloo by train. Road links are equally conveniently accessible with the M3, A34, A303 and M27 close to hand giving ease of access to The South Coast, The New Forest, Wiltshire and Dorset.

Winchester has some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom and the former school of our current prime minister.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Gas central heating.

Local Authority: Winchester City Council. Council Tax Band G.

Viewings: Strictly via the agent Carter Jonas.



St. Cross Road, Winchester, SO23

Approximate Area = 4516 sq ft / 419.5 sq m

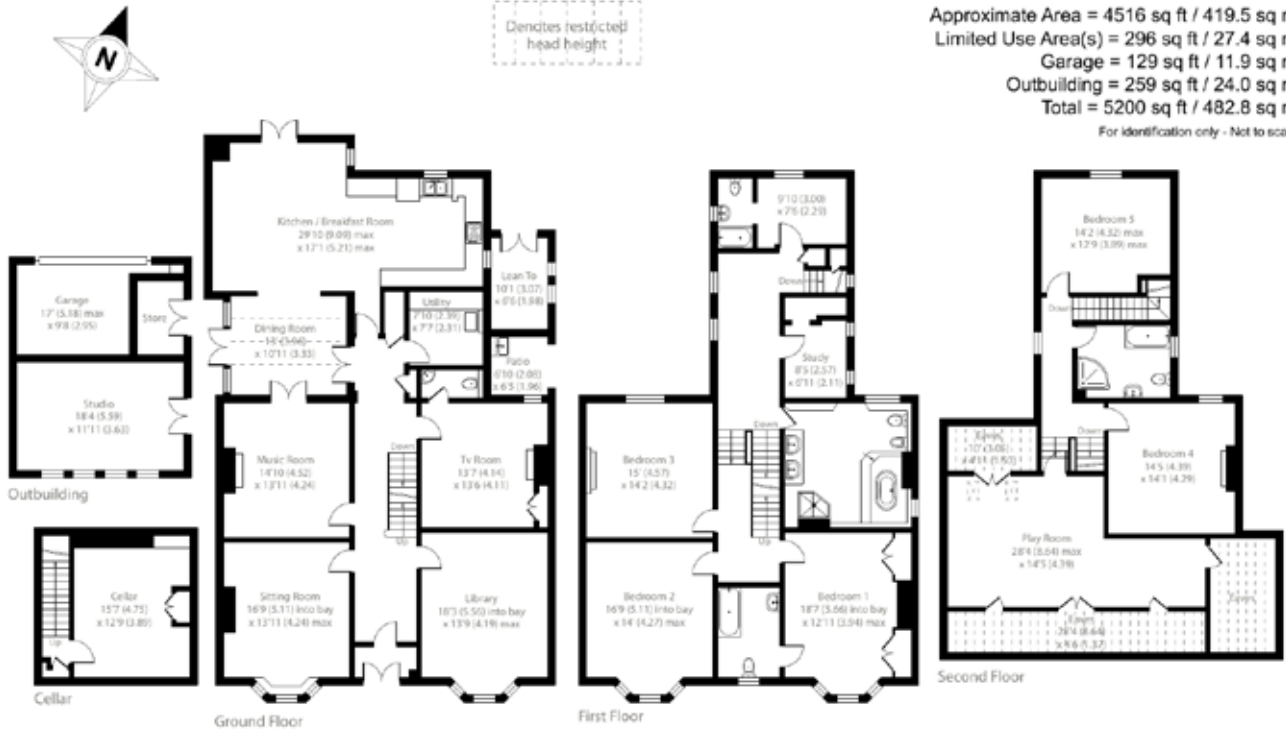
Limited Use Area(s) = 296 sq ft / 27.4 sq m

Garage = 129 sq ft / 11.9 sq m

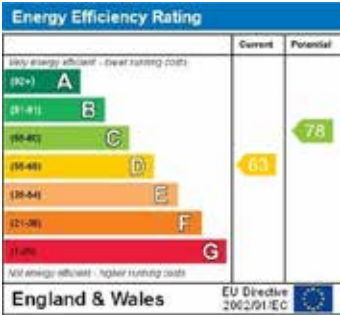
Outbuilding = 259 sq ft / 24.0 sq m

Total = 5200 sq ft / 482.8 sq m

For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldwcom 2023. Produced for Carter Jonas. REF: 1003516





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