



THE FRIARY

19 St. Cross Road, Winchester, Hampshire, SO23 9JA

Carter Jonas

THE FRIARY, 19 ST. CROSS ROAD, WINCHESTER, HAMPSHIRE, SO23 9JA

- Three bedrooms
- Sitting room
- Dining room
- Kitchen
- Off street parking
- Courtyard garden
- EPC rating D

DESCRIPTION

The ground floor accommodation comprises a welcoming entrance hall that leads into a generously proportioned sitting room, featuring an impressive vaulted ceiling and large patio doors opening onto the garden. The well-appointed kitchen offers an extensive range of eye-level and base units, together with a built-in double oven, electric hob, dishwasher, fridge freezer, and washing machine. It flows seamlessly into the dining room, where a charming log burner provides additional warmth and character. A contemporary downstairs shower room completes the ground floor.

Upstairs, the property offers three double bedrooms, two of which benefit from built-in wardrobes. The modern family bathroom is fitted with a sleek suite and includes a shower over the bath.

OUTSIDE

The property enjoys off street parking for two cars to the front. To the side, an enclosed walled courtyard garden provides a private retreat, featuring a generous terrace area.

A BEAUTIFULLY PRESENTED THREE BEDROOM HOME IN THE SOUGHT-AFTER LOCATION OF ST.CROSS AREA, PERFECTLY POSITIONED FOR CONVENIENT ACCESS TO WINCHESTER'S AMENITIES



LOCATION

The property is perfectly placed in the popular St Cross area for Winchester's many amenities, the railway station is approximately 0.8 miles away and the High Street even closer. Winchester station offers regular train services to London Waterloo in around an hour. Winchester provides a range of facilities including theatres, a Library, Discovery Centre, Cinema and the well-known Farmers' Market, all of which are highly accessible from the house. There are also excellent road links to London via the M3, the south coast via the M27, and north to Newbury and Oxford via the A34. Southampton Airport is just 15 minutes away by road or rail. Renowned local private and state schools are Winchester College, Pilgrims, Princes Mead, St Swithuns, Kings' and Peter Symonds College.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Winchester City Council

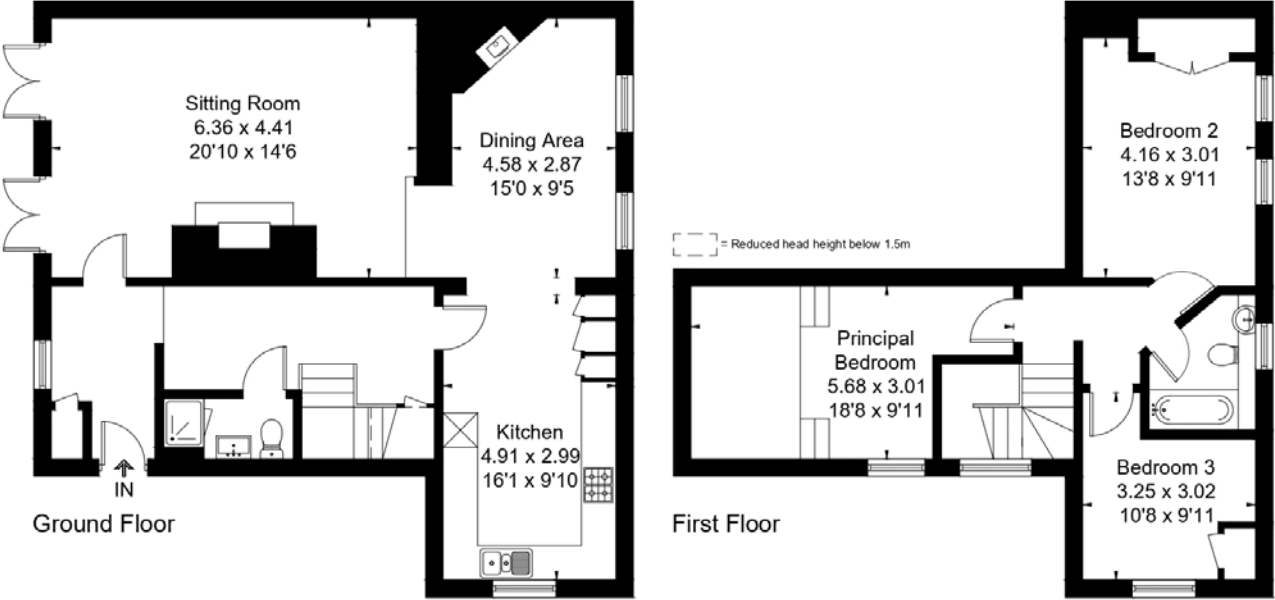
Council Tax: Band E


Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Viewings: Strictly by appointment through the agent, Carter Jonas, 01962 842742



St. Cross Road, Winchester, SO23
 Approximate Area = 1410 sq ft / 131 sq m



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103612



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Office 01962 842742
 winchester@carterjonas.co.uk
 9a Jewry Street, Winchester, Hampshire, SO23 8RZ

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION
 These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.