



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

24 CHERITON ROAD, WINCHESTER

Guide Price £925,000

4 2 3



Decadent & Desirable

Decadent and Desirable, this attractive Victorian four bedroom property exudes opulence and style in the prestigious and sought after location of Fulflood. It has been extended by the current owners to maximise the floor plan and provides four floors of beautifully presented accommodation, boasting over 1700 Sq ft. Ideal for anyone who desires luxury and comfort with well designed room space. The property also benefits from being in the Western Primary school, Westgate Primary and Secondary school catchment.

This property welcomes you into a light entrance hall that leads to a sumptuous, drawing room which floods with natural light from an appealing bay window. Focal points being an alluring period fireplace, alcove shelving and good ceiling heights. The house continues to please with a stunning dining room/kitchen which is ideal for both family living and entertaining. The kitchen benefits from a contemporary Harvey Jones kitchen with a sleek central island and bar seating, Quooker boiling tap, Insinkerator and offers the luxury of underfloor heating. The area is bathed in light from a cleverly positioned large Velux window, a glass balustrade overlooking a lower additional reception space with a lantern style ceiling. Large doors open out onto a fabulous decking area and garden.

On the lower ground floor there is a spacious double bedroom, cloakroom and a useful storage/utility room.

The first floor continues to indulge us with two attractive double bedrooms and a lovely four piece bathroom offering underfloor heating and air conditioning throughout.

In the loft space, on the second floor there is a generously sized principal bedroom suite with a desirable dressing area and a stylish en suite shower room benefitting from under floor heating, air conditioning and plenty of eaves storage.

OUTSIDE

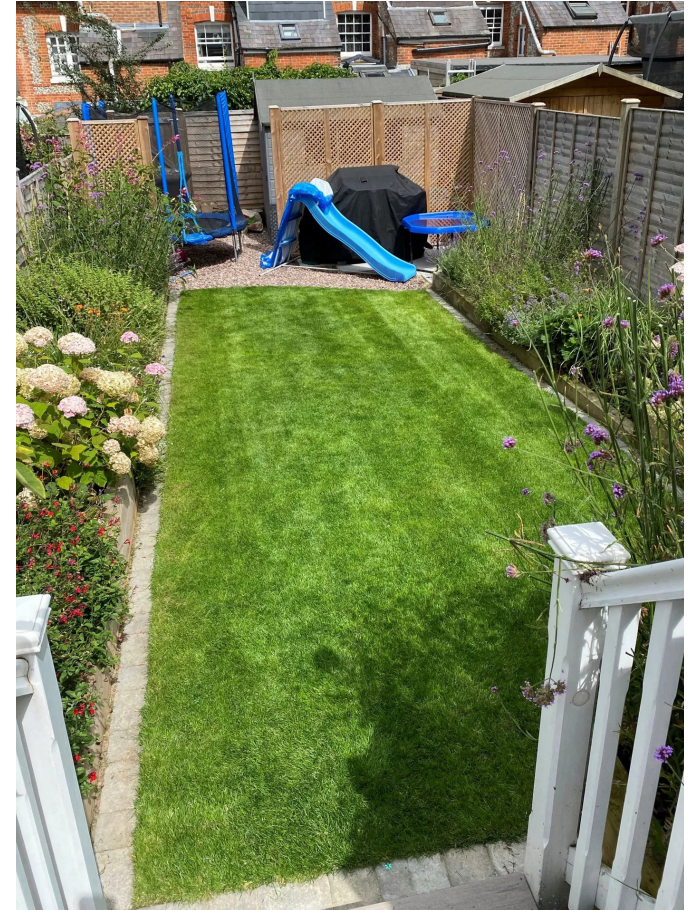
To the rear of the house there is a decking area, ideal for outdoor entertaining and steps that lead down to a professionally landscaped garden, mainly laid to lawn with pretty flower beds either side and at the back a gravelled area with a shed. There is also a gate with rear garden access.

LOCATION

(Winchester train station 0.6 mile (London Waterloo from 58 minutes). Stockbridge 8.5 miles. M3 (Junction 9) 2 miles. Southampton Airport 9.6 miles. (Time and distances approximate)

The house is within 0.6 miles of both the station and the High Street. Oram's Arbour Park and playground are nearby. The Cathedral City of Winchester offers a wide range of boutique shops, restaurants, a theatre and a cinema and there are regular direct trains to London Waterloo from Winchester mainline railway station (around 58 minutes). (Times and distances approximate)

Western Church of England Primary and The Westgate Secondary are the catchment area schools. Other nearby schools include The Pilgrims' School, Prince's Mead, Twyford, St Swithun's for girls, Winchester College for boys and Peter Symonds Sixth Form College.



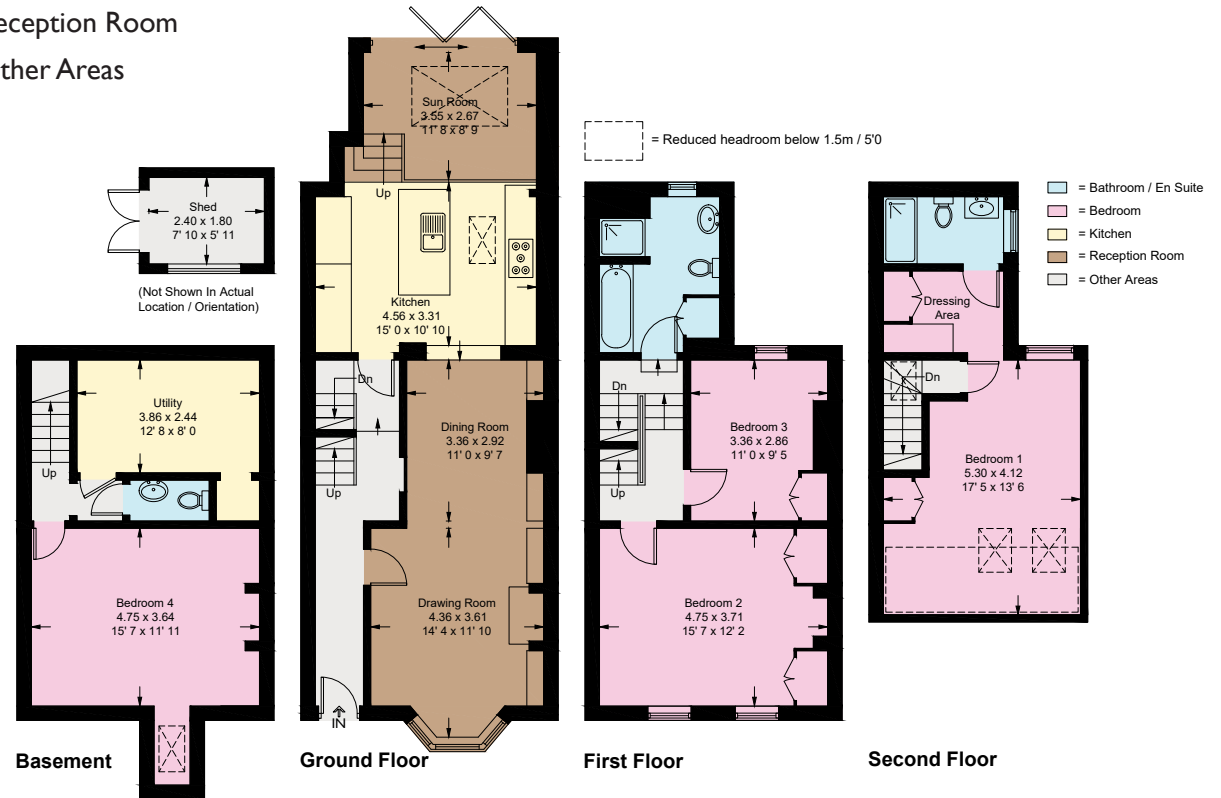
KEY INFORMATION

- A Beautifully Presented Victorian Property
- Four Double Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Boasts over 1700 Sq Ft
- Open Plan Living
- Prestigious and Sought After Location
- Underfloor Heating and Air Conditioning
- Delightful Decking Area and Garden
- Western Primary, Westgate Primary and Secondary School Catchment

- Bathroom / En Suite
- Bedroom
- Kitchen
- Reception Room
- Other Areas

Cheriton Road, Fullood, Winchester SO22

Approximate Gross Internal Area = 1746 sq ft / 162 sq m
 Shed = 46 sq ft / 4 sq m
 Total = 1792 sq ft / 166 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band D

EPC – Rated E

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Toby Gullick Independent Property Specialist in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Toby Gullick Independent property specialist nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated February 2024. Photographs and videos dated February 2024.

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

Toby Gullick Independent is the trading name. Toby Gullick Independent is a limited company registered in England and Wales with registered number 15066515.

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