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INDEPENDENT PROPERTY SPECIALIST



# Christchurch Road , Winchester

Guide Price £550,000

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Enchanting and Alluring ,Durnford cottage is a spacious two bedroom detached Period home, located on one of Winchester's finest tree lined roads. A hidden gem, set at the end of a private drive off Christchurch Road, a prestigious and sought after location in St Cross. This charming cottage sits its own generous plot offering wonderful potential and opportunity to develop and extend to create a beautiful, substantial family home ( subject to planning).

This desirable home welcomes you into a lovely light central entrance hall that follows on to the right to an attractive well appointed dining room, perfect for entertaining and modern day living. To the rear is an attractive, light filled sitting room. At the front of the property is a bright, pristine kitchen with modern base eye level units and ample storage with a door opening onto the sizable rear garden.

The first floor continues to please with two generously sized double bedrooms, with bedroom 2 benefitting from pleasing garden views and wardrobe storage, both served by a spacious family bathroom.

## OUTSIDE

To the front of the property is a large driveway with parking for numerous cars with side access to the spacious, secluded rear garden , mainly laid to lawn with a raised patio area, perfect for outdoor entertaining and Dining.

## LOCATION

Set in the sought after area of St Cross, detached Period Cottage is located within half a mile from the city centre, award-winning pubs, restaurants and bars. With a plethora of boutique shops and cafés, there is so much to enjoy in this City. Cultural and leisure facilities, a theatre, cinema, excellent High street markets and coffee shops are a short walk away. The property is close to the beautiful Itchen river, The Winnall Moors Nature Reserve and Park and only short distance from Winchester train station with 55mins access to London Waterloo.





Approximate Gross Internal Area = 97.9 sq m / 1054 sq ft



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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1125306)

- An Attractive Detached Period Cottage
- Two Reception Rooms
- Off Road Parking For Numerous
- Close to Winchester City Centre and Main Line Station
- Prestigious Location
- Two Double Bedrooms
- Family Bathroom
- Generously Sized Plot/ Garden
- Great Potential And Opportunity To Develop And Extend Subject To Planning
- No Onward Chain

