



## Edgar Road, Winchester, Hampshire

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Edgar Road is located in the highly desirable area of St. Cross and is within walking distance of Winchester railway station, excellent schools and the cathedral city of Winchester with its wealth of shops and recreational facilities. Nearby are delightful water meadows stretching along the banks of the River Itchen.

As you walk into the property, you are greeted with a welcoming reception hall with access to both the sitting room and kitchen/dining room. The sitting room at the front of the house is a well-proportioned room with fitted book shelving, cupboards, and a period cast iron fireplace. The kitchen is a great size and open plan, and it is slightly L-shaped with doors leading to the courtyard garden. There are also roof windows in two different kitchen areas, making it a bright and airy space. A door from the dining room provides access to a staircase leading down to the basement. The primary bedroom, bedroom three, and a newly fitted bathroom are on the first floor. On the second floor is bedroom two with a newly built en suite shower room.

For sale freehold.

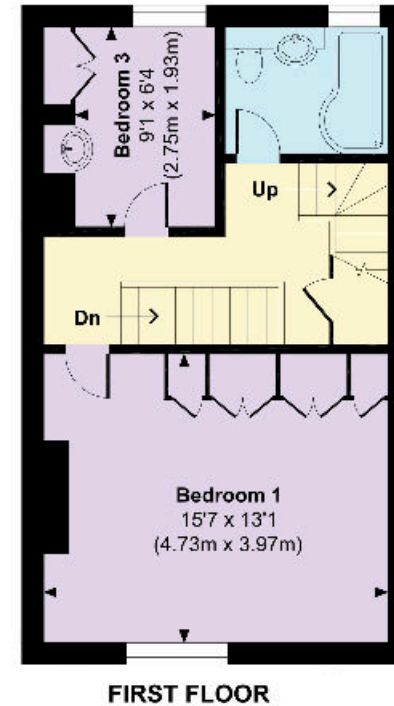
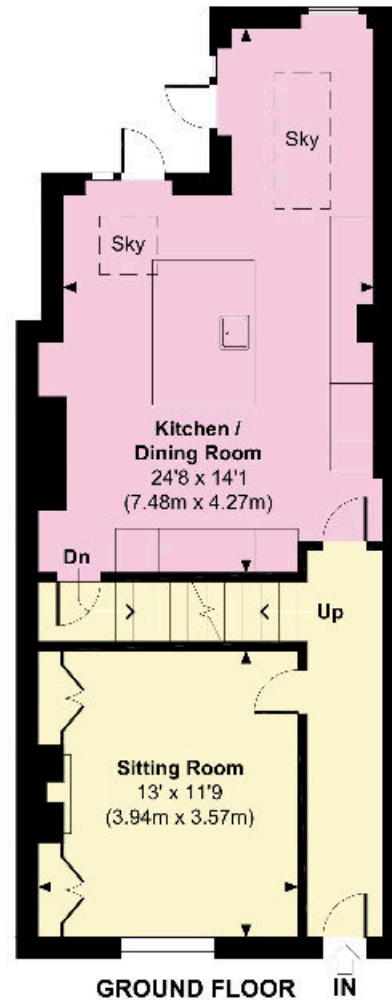
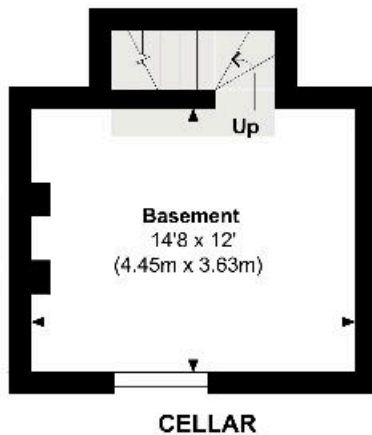
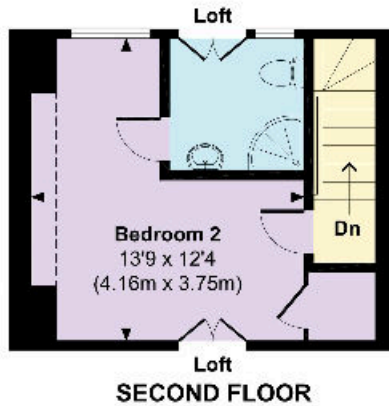





▶ A grade II listed period townhouse in an exceptional residential location, a short distance from the city's heart.

# Edgar Road

Approximate Gross Internal Area  
Total = 1406 Sq Ft / 130.63 Sq M  
Includes areas with Restricted room height.



 Indicates restricted room height less than 1.9m.

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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.

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Particulars dated March 2022. Photographs and videos dated March 2022.

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