



4 Southgate Villas, St. James Lane, Winchester



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A well-presented semi-detached house close to the city centre of Winchester.

The property welcomes you into the entrance hall; a door from the left leads you into a large double-aspect sitting room with a wood burner, built-in storage and double doors to the rear garden terrace. From the right of the entrance hall, you enter a spacious kitchen/dining room with skylights and bi-folding doors onto the outside patio, ideal for outdoor entertaining. The downstairs of the property also features a cloakroom. Stairs from the entrance hall to the first floor of the property, which features three double bedrooms, all with built-in wardrobes and a well-appointed family bathroom. The house benefits from off-street private parking, an outdoor patio area and a single garage.

The house is located on St James' Lane within 1 mile from the Cathedral city centre of Winchester. Winchester has a wide range of shops, restaurants, cinema, theatre and a world famous cathedral. Excellent transport links with direct trains to London Waterloo from 58 minutes, Southampton Airport and a range of bus links. A variety of independent schools, include The Pilgrims' School, Princes Mead and St. Swithun's, the catchment area schools include St Bedes, The Westgate School and Peter Symonds Sixth Form College.

(Times and distance approximate)

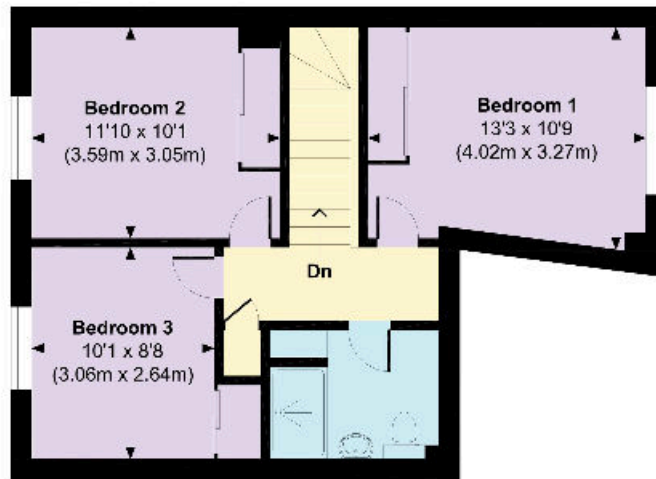




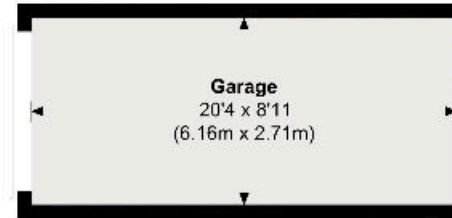
Southgate Villas

Approximate Gross Internal Area
Main House = 1094 Sq Ft / 101.65 Sq M
Garage = 183 Sq Ft / 16.96 Sq M
Total = 1277 Sq Ft / 118.61 Sq M
Outbuildings are not shown in correct orientation or location.

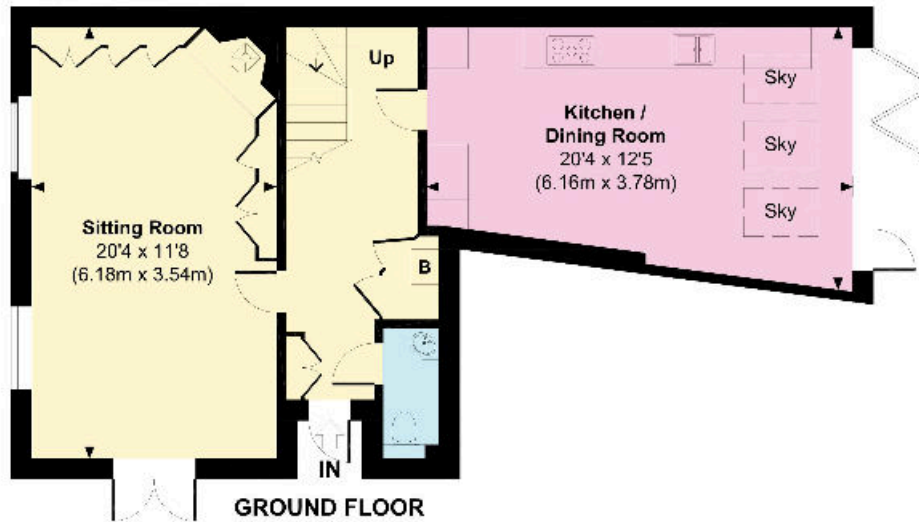
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FIRST FLOOR



GARAGE



GROUND FLOOR

Guide price: £850,000
Local authority: Winchester City Council
Council tax band: E
Tenure: Freehold
Postcode: SO23 9SG

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Winchester
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We would be delighted to tell you more

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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 Dec 2024. Photographs and videos dated Dec 2024.

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