



**9a Grange Close, Winchester, SO23 9RS**  
Offers Over £750,000 Freehold





## Detached St Cross House with Elevated Views

4 Bedrooms, 2 Bathroom

Offers Over: £750,000

- Detached Family Home with Elevated Views
- Recently refitted Kitchen/Breakfast Room
- Sitting Room with doors to Garden
- Snug/Playroom/Office
- Beautiful Galleried Landing
- Master Bedroom with Contemporary En-suite Shower Room
- Three Further Double Bedrooms
- Recently Refitted Family Bathroom
- Landscaped Gardens
- Allocated Parking
- Kings School Catchment
- St Faiths School Preference area



















## **9a GRANGE ROAD, ST CROSS, WINCHESTER, HAMPSHIRE, SO23 9RS**

### **Offers Over £750,000**

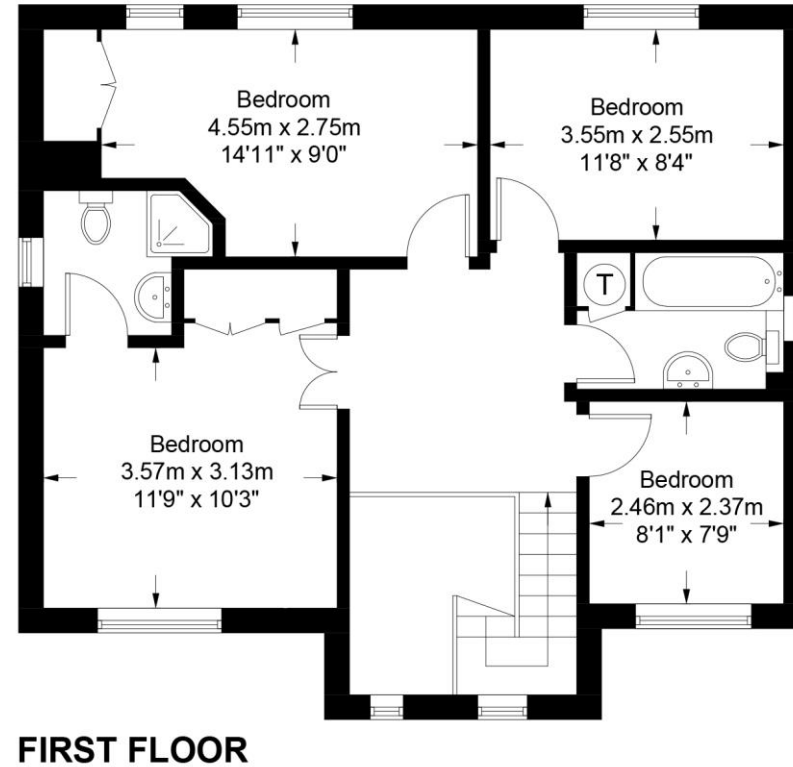
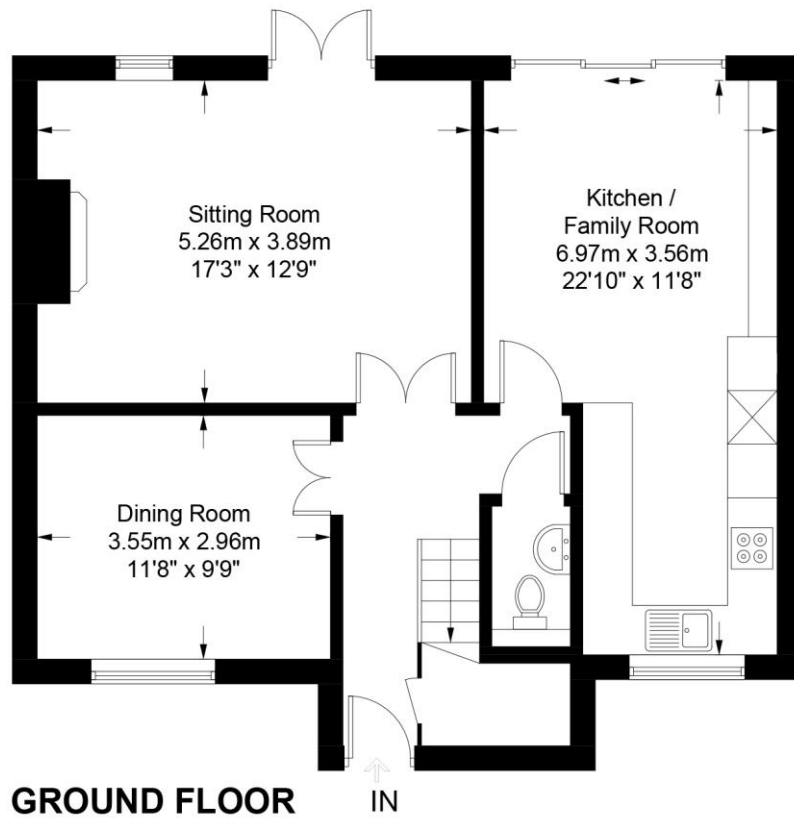
An elegant four bedroomed family home in St Cross with elevated views across to St Catherine's Hill.

A spacious entrance hall leads to all ground floor rooms. The kitchen/breakfast room is the hub of the home, and has been recently modernised and updated. There is a wealth of fitted cupboards; the breakfast area has an attractive built in bench, and ample space for a large table and chairs, with doors to the garden. The sitting room also has doors to the garden, and a feature fireplace. There is a good sized snug/playroom and a cloakroom.

Upstairs, there is a charming galleried landing. Double doors lead into the principal bedroom, which has a range of fitted wardrobes, and a contemporary ensuite shower room. There are three further good sized bedrooms and a refitted family bathroom.

Outside, to the front, there is allocated parking for two cars with gated size access to the rear garden. This has been landscaped to provide a useful terrace, and steps up to the lawn. The property is about 20 years old, and has been modernised since that time, including our current owners putting in a new kitchen, and updating both bathrooms. It has wonderful views from the front, and falls within school catchment of Kings School, and in the school preference area for St Faiths C of E Primary School.

Approximate Gross Internal Area = 129.9 sq m / 1398 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzoo Marketing (ID817434)

## Martin & Co Winchester

4 Romsey Road • • Winchester • SO23 8TP  
T: 01962 843346 • E: winchester@martinco.com

# 01962 843346

<http://www.martinco.com>



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