36 Hyde Abbey Road, Winchester, SO23 7DA

Guide Price: £725,000 Freehold

Nony Kerr Smiley
in association with MARTIN&CO

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36 Hyde Abbey Road

3 Bedrooms, 2 Bathrooms

Guide Price: £725,000

- Characterful three-bedroom terraced period home in sought-after Hyde
- Open plan ground floor living space with exposed brick work and wood-burning stove
- Extended contemporary kitchen breakfast room with bi-fold doors
- Elegant principal bedroom with fitted wardrobes and period fireplace
- Guest bedroom with vaulted ceiling, further single bedroom
- A ground floor shower room and first floor bathroom
- Attractive front garden, and charming landscaped rear garden with water feature with bicycle store
- Within catchment for St Bedes Primary and The Westgate Schools
- Set in a convenient location just minutes to the city centre and the main line railway station
- EPC Rating D Council Tax E

36 HYDE ABBEY ROAD
WINCHESTER, SO23 7DA

A beautifully extended and characterful period cottage with a landscaped rear garden, ideally positioned just moments from Winchester city centre.

This delightful three-bedroom terraced home is situated in the highly sought-after Hyde area, on a quiet street renowned for its strong community spirit and popular annual street party.

Perfectly located, the property is within easy reach of the mainline railway station and just a short walk from Winchester's vibrant and historic city centre.

Occupying a favourable position on the north side of the road, this home is one of the few to enjoy both a charming front garden and the benefit of rear access.

A traditional quarry-tiled pathway leads to an inset storm porch and an attractive sage green front door with glazed panels, setting the tone for the character within.

Undoubtedly the heart of the home is the impressive kitchen which has been thoughtfully extended across the full width of the property.

Designed for modern living, it features underfloor heating and bi-fold doors opening directly onto the garden, flooding the space with natural light from rooflights and overhead glazing.

A sleek range of high-gloss wall and base units is complemented by polished granite worktops, while a bespoke central island provides excellent storage and workspace, as well as an ideal spot for informal dining or morning coffee.

The welcoming entrance hall features polished wooden flooring which flows seamlessly into the elegant sitting room. Here, a cosy cottage-style window seat and a contemporary wood-burning stove, set within an exposed brick fireplace, create a warm and inviting space.

The sitting room opens into a spacious dining area, ideal for entertaining, with its own exposed brick feature fireplace and a stylish internal window connecting through to the kitchen. There is also ample space for relaxed seating, alongside a feature fireplace, enhancing the room's versatility.

A pine door with beautifully designed stained glass feature opens into a ground floor cloakroom with cleverly designed shower, which completes the downstairs accommodation.

AND SO TO BED: On the first floor, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a particularly spacious and elegant room, featuring built-in wardrobes flanking an original fireplace and a large window overlooking the street.

Bedroom two is a generous double room with vaulted ceiling, Velux window, exposed brick fireplace and built-in storage, enjoying views over the rear garden. Bedroom three is a well-proportioned single room. The family bathroom is stylishly appointed with a bath and shower over, WC, and wash basin with vanity storage.

From the landing, a further staircase leads to a useful loft space*, currently utilised as storage and a playroom/home office (*see Agent's Note).

LOCATION: Situated within an easy walk of Winchester's historic town centre, in the desirable area of Hyde, and within easy reach of Winchester's main line railway station.

Hyde is a popular family location, as well as being ideally situated for access to the town centre, there are several popular local pubs and excellent sports facilities nearby, including rugby, cricket and football clubs, as well as the new leisure centre in the wider area. Hyde Abbey Road itself has a wonderful neighbourhood ethos with active WhatsApp group, and an annual street party for everyone to get together.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.

THE PROPERTY – USEFUL INFORMATION

Construction: A late 19th Century Victorian terraced property over two floors with a modern 2011 side and rear extension. The main construction is of red brick, laid in a running bond, with ground floor bay window, all under a slate roof. Overall plot size 0.03 acres.

*Agent's Note: The loft space is currently utilised by the owners, as a playroom/home office but, due to planning regulations, does not form part of the living accommodation.

Local Authorities: Hampshire County Council and Winchester City Council

Parking: The property benefits from on street permit parking, available via Hampshire County Council. A public car park for which season tickets may be purchased is available nearby.

Tenure: Freehold
EPC: Band D
Council Tax Band: E

Broadband: (Data via Ofcom)
Standard Max 16 Mbps Download speed
Superfast Max 80 Mbps Download speed
Ultrafast Max 1000 Mbps Download speed

Flood Risk: (Source: Environment Agency) Surface Water - very low; Rivers and Seas – very low; Ground Water - this location is outside of a groundwater flood alert area.

EDUCATION:

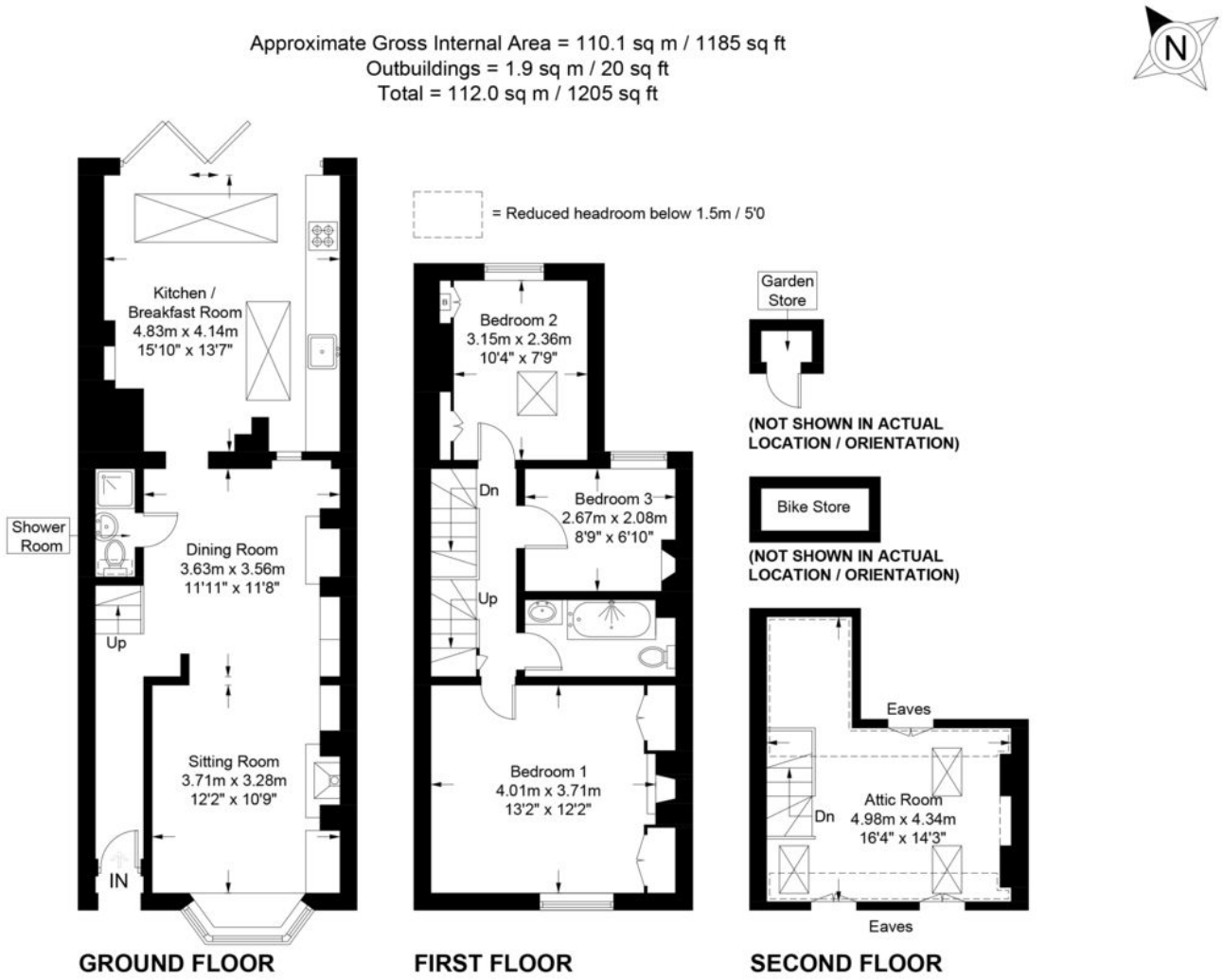
The property falls within catchment for St Bedes CofE Primary School, The Westgate School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.

Outside: A rare advantage for Hyde Abbey Road, this property benefits from both a front garden and rear access. The front garden is enclosed by a low, white-painted brick wall and thoughtfully planted, featuring a striking Acer tree and a charming honeysuckle framing the entrance.

The rear garden has been professionally landscaped to create a beautifully designed outdoor space. A generous sun terrace provides the perfect setting for al fresco dining, while a winding path leads past a water feature, fire pit and well-stocked beds of mature shrubs and trees. A double steel arch subtly divides the garden, creating distinct areas including a lawn ideal for play, as well as a bike storage unit and rear access gate.

Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft
Outbuildings = 1.9 sq m / 20 sq ft
Total = 112.0 sq m / 1205 sq ft



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Created by Emzo Marketing (ID1289477)

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The Property Ombudsman