



4 MONARCH WAY

Winchester, Hampshire, SO22 5QU

Carter Jonas

4 MONARCH WAY, WINCHESTER, HAMPSHIRE, SO22 5QU

- 4 bedrooms, 1 ensuite
- Kitchen / dining room
- Sitting room
- Utility
- Family bathroom
- Garage
- Off-street parking
- Garden
- EPC rating D

DESCRIPTION

This family home has been extended and improved by the current owner to create a modern living space, the composite entrance door opens to the hallway with stairs rising to the first floor and doors through to the sitting room, cloakroom and extended open plan kitchen/dining/ family room. The sitting room is a well proportioned space with the provision for an open fire or wood burning stove. The kitchen/dining family room is a light and bright space spanning the rear of the property with bifold doors opening onto the westerly aspect rear garden. The kitchen is fitted with a modern range of wall, base and drawer units with integrated appliances, and a central island creating a perfect divide in the space yet maintaining an open plan sociable feel throughout. The utility room is formed by the partial conversion of the garage and again this is fitted with wall and base units and provision for washing machine and tumble dryer. On the first floor there are four bedrooms, family bathroom and ensuite to the principal bedroom.

A CONTEMPORARY FAMILY HOME A SHORT DISTANCE FROM THE CITY CENTRE



OUTSIDE

The front has been paved to create ample parking, there is a side pedestrian access to the rear garden. The rear garden has a terrace spanning the rear making for perfect space for entertaining, with steps up to a lawn, with planted borders.

LOCATION

Situated to the south-west of the city centre, 4 Monarch Way is about 1.5 miles from Winchester High Street and is well placed for Winchester's wide range of cultural, leisure and recreational facilities. There is a local shop and a bus stop with buses to the city centre about 0.1 miles away from the property. The mainline station is within 1.6 miles and provides frequent services to London Waterloo in less than an hour. There are also excellent road links to London via the M3, the south coast via the M27, and north to Newbury and Oxford via the A34. Southampton Airport is just 9 miles away by road and 8 minutes by rail. The area is well served by schools including Ofsted's 'Outstanding' Kings' Secondary School and renowned Peter Symonds Sixth Form College, both of which are accessible by foot. In addition are the highly regarded independent schools including St Swithun's School for girls, Winchester College and The Pilgrims' School for boys, Prince's Mead and Twyford Preparatory.

ADDITIONAL INFORMATION

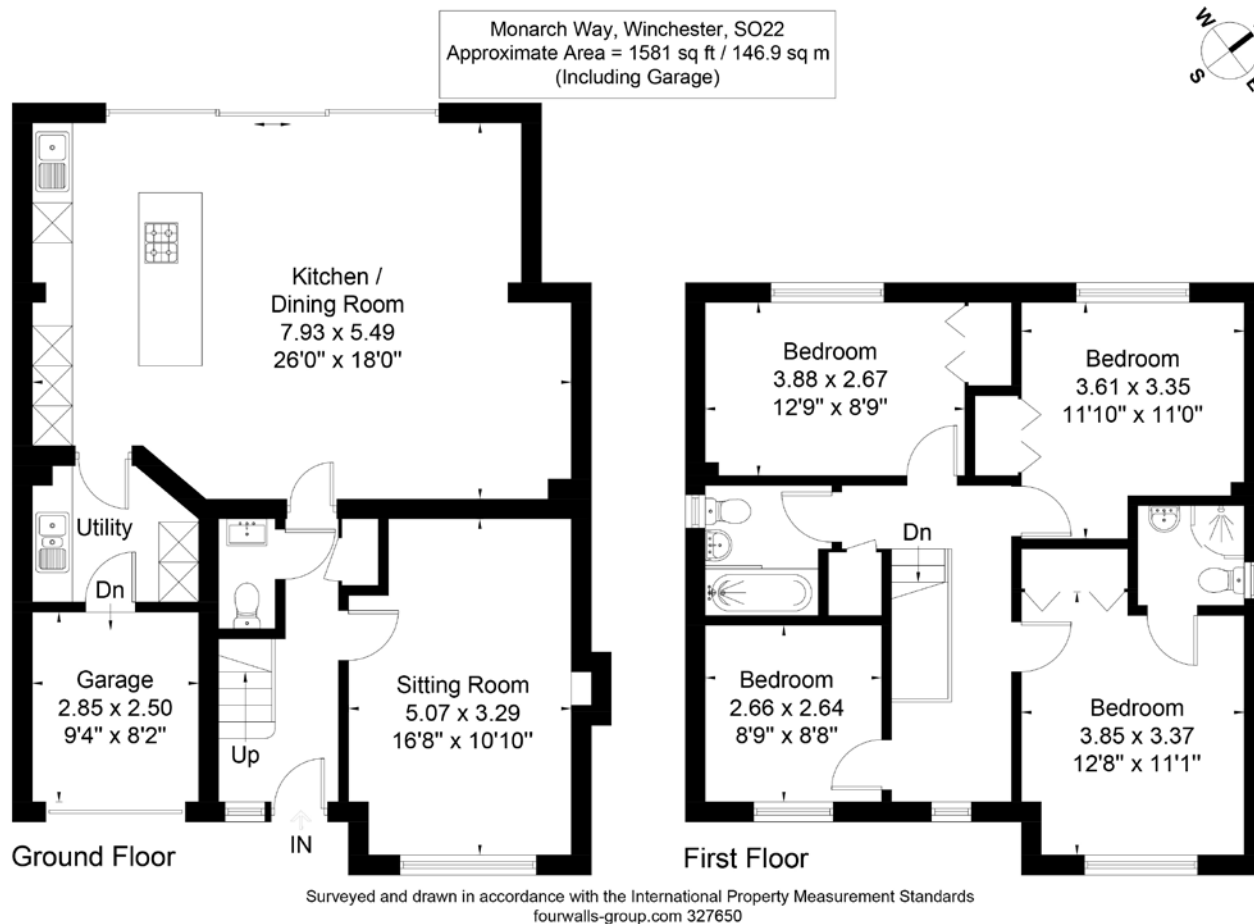
Tenure: Freehold.

Services: Mains water, electricity, gas and drainage.

Local Authority: Winchester City Council. Council Tax Band F.

Viewing: Strictly via the agent, Carter Jonas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.