



23 ABBOTTS COURT

Park Road, Winchester, Hampshire, SO23 7BE

Carter Jonas

23 ABBOTTS COURT, PARK ROAD, WINCHESTER, HAMPSHIRE, SO23 7BE

- 3 Bedrooms
- Open plan ground floor
- 2 Bathrooms
- Allocated parking space
- Garden
- EPC Rating C
- No onward chain

DESCRIPTION

This beautifully presented three-bedroom townhouse is set over three floors and situated within a modern development in the centre of Winchester. The ground floor has a bright and airy open-plan kitchen, dining, and living area, beautifully finished with sleek modern units and integrated appliances. This sociable space is perfect for entertaining or everyday family life, with French doors opening directly onto a private rear garden. The cloakroom is conveniently tucked beneath the stairs. On the first floor, you'll find a generously sized double bedroom bathed in natural light, complete with French doors to a Juliet balcony. A third bedroom provides an ideal space for a child's room, guest room, or home office. The stylish family bathroom is also located on this floor, offering a bath with overhead shower, WC, and wash basin. The entire top floor is dedicated to an impressive principal bedroom suite. This expansive room features large apex windows and Juliette balcony, offering plenty of natural light, and includes a well-appointed en-suite shower room and vaulted ceilings. Offering a blend of space, style, and convenience, this superb townhouse represents an excellent opportunity for those seeking contemporary, low-maintenance living in one of the south's most sought-after cathedral cities.

CHARMING CONTEMPORARY 3 BEDROOM TOWNHOUSE IN CENTRAL WINCHESTER IDEAL FOR FAMILIES OR PROFESSIONALS



OUTSIDE

The home offers a charming private entrance with a small seating area to the front, while the rear garden provides a peaceful spot for morning coffee or alfresco dining. The property also includes allocated parking within a secure, well-maintained courtyard development.

LOCATION

Abbotts Court is ideally positioned in Winchester's SO23 postcode, known for its blend of convenience and charm. Local schools include St Bede Primary School, The Westgate School, King's School and Peter Symonds College. The property is located approx. 0.8 miles from Winchester Railway Station and has excellent access to M3 and A34 for commuting by car. Winchester High Street, cafes, restaurants, pubs and cultural attractions including the Theatre Royal and Winchester Cathedral are approx. 1.2 miles walk from the property.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains gas, electricity and water. Residents management company manage the communal areas (shed, flower beds, hedges & driveway) - Charge is currently £50 quarterly per property.

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council.

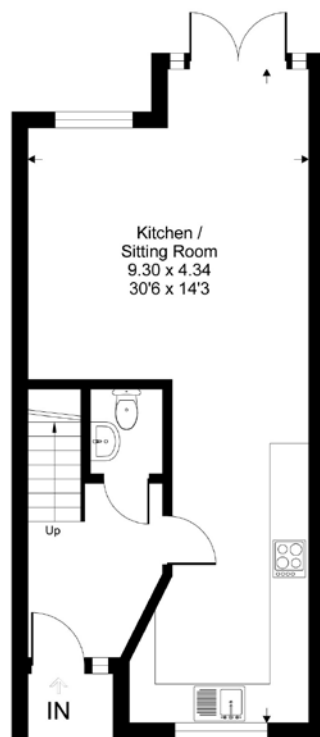
Council Tax Band: E

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

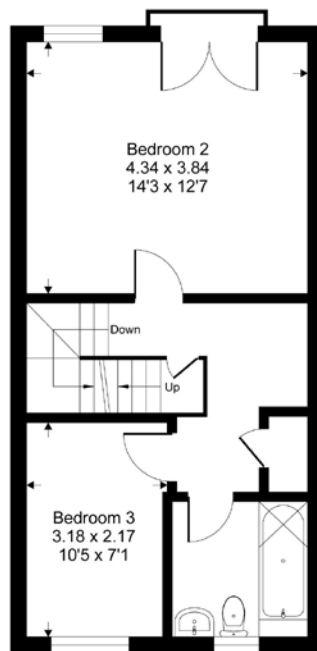


Park Road, SO23

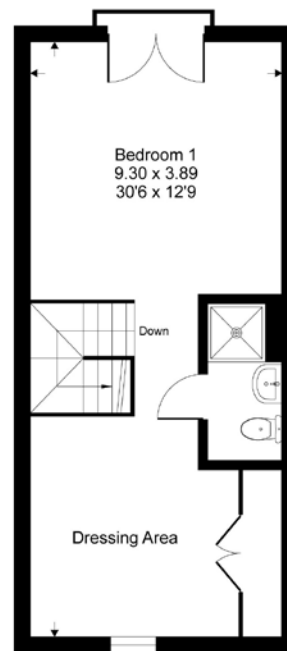
Approximate Gross Internal Area = 115.9 sq m / 1248 sq ft



Ground Floor



First Floor

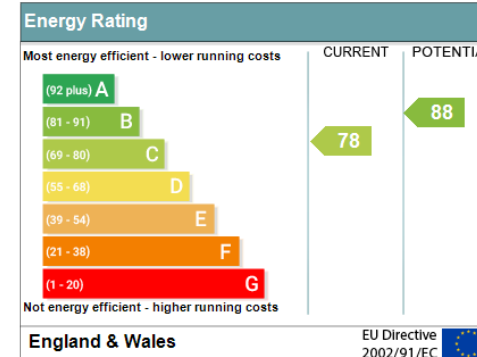


Second Floor

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Produced for Carter Jonas



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