

# Hamptons

INTERNATIONAL

## Fellowes Rise, Winchester, SO22

5  3  3 

GUIDE PRICE

**£1,300,000**

**(£1,300,000)**

## Property details

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### Key features

- **Five Bedrooms**
- **Two Dressing Rooms**
- **Two En-Suites**
- **Family Bathroom**
- **Sitting Room**
- **Kitchen/Dining Room**
- **Study**
- **Utility Room**
- **Garage and Allocated Parking**
- **Seating Terrace Garden**

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## Description

Two stunning, five-bedroom houses forming part of a select and landmark development within 0.5 mile of the town centre and Winchester Rail Station. Set across four floors, these beautiful homes combine luxury with practicality within this prestigious development. The main living accommodation is set across the lower ground and ground floors and has been thoughtfully designed to meet with the requirements of a modern-day lifestyle. Accessed from the ground floor, a welcoming entrance hall links to the garage, a WC and through to an inviting living room with Juliet balcony offering views over the garden below. On the lower ground floor, you will find the beautiful kitchen/dinning room room fitted with a stylish range of modern units and appliances. This impressive open plan space is ideal for dinner parties and entertaining with bi-fold doors opening out to a delightful seating terrace and garden. Further rooms to this level include a useful utility room and an additional WC. To the first floor are the sumptuous main bedroom and guest suites, both of which feature separate dressing rooms and en suite bathrooms. The main bedroom makes an emphatic statement and further benefits from double doors opening onto a private, rear terrace. The second floor offers three more bedrooms, a study and a family bathroom, with the total accommodation extending to an impressive 2600 square feet. Outside The property is set in delightful, communal grounds and offers allocated parking space and an integral garage to the front aspect. To the rear, bi-folding doors open from the kitchen/family room onto a well-proportioned paved seating terrace and rear garden providing a perfect space for coffee or cocktails. The outside space like the home has been designed with space and low maintenance city living in mind. Situation Situated just a few minutes' walk from the world-famous Ivy restaurant and city centre, The Royal Terrace offers a haven of tranquillity in a premium development amidst the hustle and bustle of city life. Winchester was crowned best Hampshire City 2023 and it is clear on arrival why the medieval buildings full of shops and restaurants are so popular with visitors and residents. The property is situated just a short walk from Winchester Rail Station linking via a direct line to London Waterloo. The journey takes approximately 55mins making commuting a very realistic proposition. Junction 11 of the M3 also provides road access to London (about 70 miles), the South Coast and motorway network. The city changes with the seasons with the famous Christmas market coming to town in November and December. Once spring arrives it is the riverside dining and walks that take over. There are very few locations which benefit from city life with such a country feel. It is safe and perfectly balanced for all demographics and age groups. Additional Information Local Authority - Winchester City Council Services: All mains services and under floor heating to the ground floor. KITCHEN- Contemporary styles kitchen- Silestone quartz work surface- Miele fan assisted oven- Miele combination microwave oven- Miele induction hob- Integrated extractor hood- Siemens freestanding fridge/freezer- Caple integrated wine cooler- Siemens dishwasher- LED under wall unit lighting BATHROOMS- Mistral countertops- Bespoke cabinetry to all bathrooms- Walk in shower with fixed head and hand held shower to main ensuite, ensuite 2 and family bathrooms- Bath with shower and screen to family bathroom- Chrome heated towel rail to all bathrooms- Ceramic tiled floor HEATING & ELECTRICAL- Energy efficient gas fired central heating- Underfloor heating to ground floor- LED downlights to hall, kitchen/family/dining room, utility room and bathrooms- LED pendant lighting to dining area, living room, and all other bedrooms INTERIOR FINISHES- Two panel satin white finished doors with brushed nickel or brushed gold door furniture- Painted staircase with oak handrail with stair runner from ground to first floor (plots 1-8)- Full height wardrobes with shaker hinged doors to principal and second bedroom with internal fit out- Porcelain tiled ground floor- Fitted carpets to the remainder of the property Five Bedrooms Two Dressing Rooms Two En-Suites Family Bathroom Sitting Room Kitchen/Dining Room Study Utility Room Garage and Allocated Parking Seating Terrace & Garden













# Location

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