



Romsey Road: PG £1,150,000

Winchester, Hampshire



Taylor Hill & Bond

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Kingsway House

Romsey Road, Winchester, Hampshire SO22 5PQ

An outstanding four bedroom semi detached home which has been built to the highest specification set over three floors. Southdown View is located along the Romsey Road, West of Winchester. Kingsway House is a four bedroom semi-detached property offering sizable accommodation throughout with far reaching views over The South Downs National Park. The ground floor accommodation benefits from a dining room, cloak room, sitting room with access to the terrace area. Stairs lead to the lower ground floor benefiting from open plan kitchen/breakfast area coupled with a Utility Room, guest suite with adjoining shower room. To complete the accommodation the first floor offers a master bedroom with adjoining shower room, Bedroom 2/3 and family bathroom.

The kitchen is of a contemporary design with Porcelain worktops, complemented by a contrasting island unit. Stainless steel sink and taps, with appliances to include induction hob with integrated extraction, integrated single oven, microwave/combo oven, dishwasher, combination fridge/freezer, wine fridge and water softener. The Utility Room has furniture, worktops and sink to match the kitchen design whilst plumbing is provided for separate washing machine and condensing tumble dryer (all for purchaser to provide)

Outside on the terraces benefit from external lighting and power. The External Balustrade screens are of toughened glass with chrome fittings, external railings and stairs in traditional architectural style to be galvanised and powder coated and decking to external terraces in composite deck system with proprietary aluminium support framework with integral lift out stainless steel gulley for cleaning and maintenance. Property boundaries are fenced with a close boarded fence with capping rail and gravel boards to a minimum height of 1.8m. Professional landscaping in both communal and private areas incorporating existing trees hedges, a mix of decorative trees, shrubs, annual bedding plants and ornamental grasses. The property benefits from allocated bays and parking within slate roofed timber carports.

BUILDING MATERIAL: The properties are of traditional construction using a 140mm internal thermal block and a stock facing brick with Portland stone heads, cill and parapet coping. Concrete suspended floors throughout. Roof tiles are natural slate with ventilated hip tiles. Flat roof areas are Firestone rubber flat roofing system with a 20 year guarantee. Rainwater goods are black UPVC half round, deep flow profiles with down pipes to match and decorative hoppers. External windows are high performance UPVC with tilt and slide operation and produced in a traditional sash style. Powder coated Aluminium Bi-folding doors have been used to access principle external social spaces.

SUMMARY OF FEATURES

- Brand New Four Bedroom Home
- 10 Year ICW Warranty
- Roof Terrace With Outstanding Views
- Complementary wall & floor tiles to all bathrooms, en suites & WC's.
- Unvented cylinders with condensing gas boilers & zoned underfloor heating to all rooms. Each zone can be temperature controlled via thermostats. In addition the Drawing Room is fitted with 'living flame' gas fire with decorative surround & mantle.
- Porcelain tiles to entrance halls, landing & drawing rooms, kitchen, dining areas, study & WC's. Carpets to bedrooms, study & first floor landing.
- Traditional Oak & painted stairs to be fully carpeted.
- Panelled solid timber fire doors throughout with a painted finish & brushed chrome fittings.
- Oversized, profiled skirting & architraves throughout
- Traditional period fibrous plaster moulded cornice to all rooms excluding bathroom, WC, en suites & utility room.
- Pendant lighting positions over islands in kitchen, bedrooms & hallways. Dimmer switches provided in kitchen/ dining/ sitting areas, drawing rooms; down lighters throughout the remainder of the property.
- Electrical Installation – A comprehensive network of data points throughout with low level media points, BT & power to kitchen/dining/sitting areas, drawing rooms, studies, master suites & guest suites.
- Integrated sprinkler system to ground floor area.
- Video entry door bell, intruder alarm & mains-fed smoke alarms provided



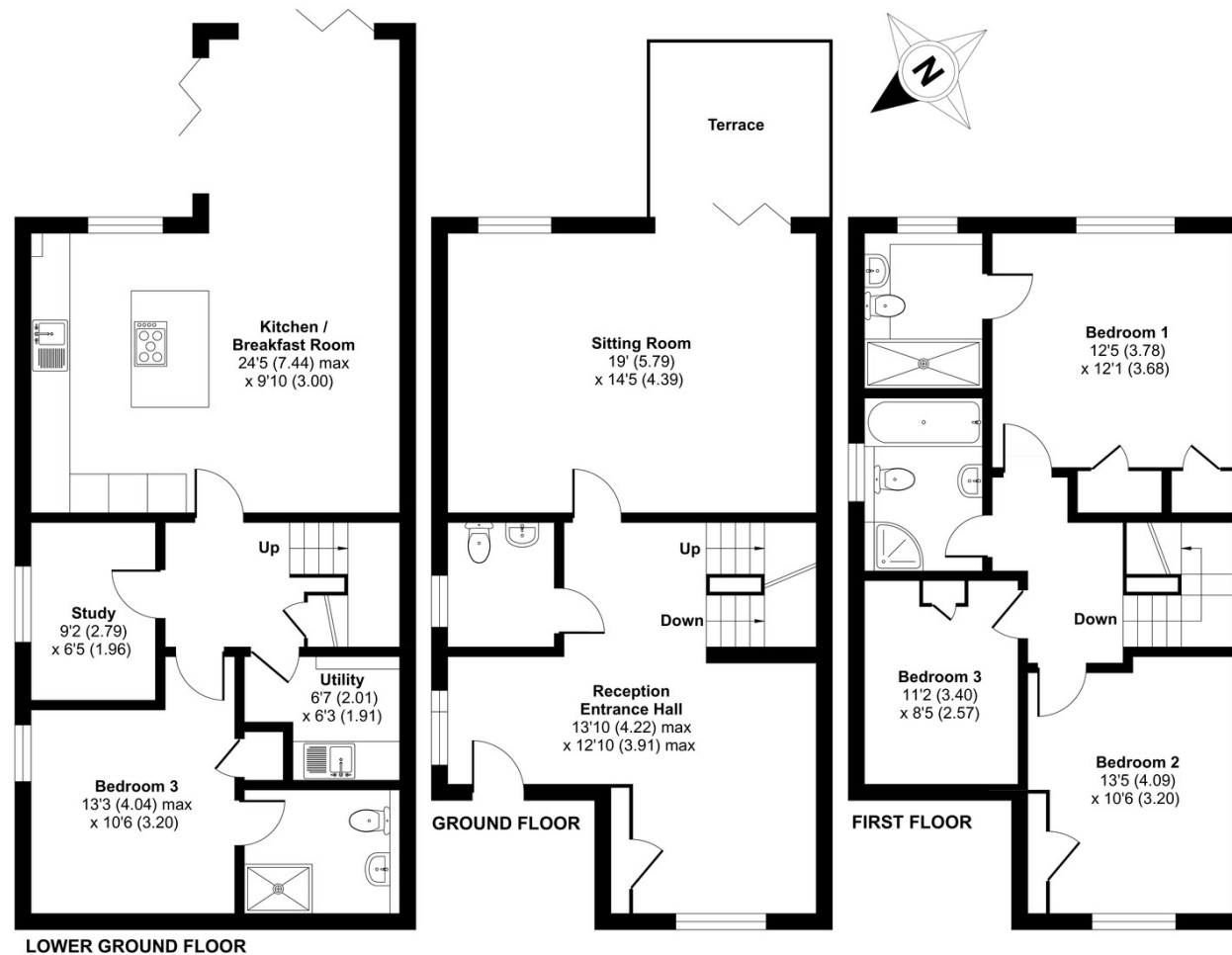


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Approximate Area = 1985 sq ft / 184 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Taylor Hill & Bond. REF: 652786



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GENERAL INFORMATION

TENURE: Freehold

SERVICES: Mains gas, electricity, water and drainage

LOCAL AUTHORITY: Winchester City Council

TAX BAND: TBC

DISTANCE

- Winchester High Street - 1.5 miles
- Winchester Train Station - 1.7 miles
- M27, J11 - 2.3 miles



DIRECTIONS

Sat Nav: SO22 5PQ



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VIEWING STRICTLY BY APPOINTMENT

T: 01794 516613

E: romsey@taylorhillandbond.co.uk

86 The Hundred, Romsey, Hampshire SO51 8BX