

Connells

Wykeham Park Alresford Road
Winchester

Wykeham Park Alresford Road
Winchester SO21 1HJ

for sale
£300,000







Property Description

Offered to the market with no forward chain, this attractive newly built park home is situated within the highly regarded Wickham Park development on the outskirts of Winchester. Designed for comfortable and low-maintenance living, the property provides well-proportioned accommodation throughout.

The accommodation comprises a welcoming entrance hall, spacious dual-aspect lounge featuring an attractive fireplace with surround, a fitted shaker-style kitchen with integrated double oven, four-ring gas hob, extractor hood, extensive wall and base units and adjoining dining area. A useful utility room provides additional storage and integrated appliances.

There are two generous bedrooms, both benefiting from fitted storage, alongside a modern family bathroom and an en-suite shower room to the principal bedroom. Externally, the property enjoys a private rear garden laid to lawn with patio seating area and timber fencing, together with off-road parking for one vehicle.

Wickham Park is an established and well-maintained residential park offering a peaceful community environment within easy reach of Winchester city centre and local amenities.

Location

Wickham Park occupies a desirable position on Elmsford Road, offering a tranquil residential environment whilst remaining conveniently located for Winchester city centre. Winchester provides an excellent range of shopping, dining and leisure facilities, together with a mainline railway station offering direct services to London Waterloo. The surrounding Hampshire countryside offers numerous walking routes and outdoor pursuits, whilst nearby road links including the M3 provide convenient access to Southampton, Basingstoke and beyond.

Entrance Hall

The property is entered via a UPVC entrance door leading into a welcoming hallway. The floor is laid to carpet and provides access to all principal rooms, creating a practical and inviting first impression of the home.

Lounge

A spacious and comfortable reception room featuring dual-aspect double-glazed windows allowing excellent natural light throughout the day. The room benefits from carpeted flooring and a feature fireplace with decorative surround, creating an attractive focal point and an ideal setting for relaxing or entertaining.

Kitchen Diner

The kitchen is fitted with a comprehensive range of shaker-style wall, base and drawer units with complementary work surfaces. Features include a four-ring gas hob with extractor canopy over, integrated double oven, two-bowl stainless steel sink with mixer tap, inset ceiling lighting, LVT flooring and

localised wall tiling. A double-glazed window to the side aspect provides natural light and ventilation.

Dinng Room

Dedicated Dining Area

Positioned adjacent to the kitchen, the dining area provides an excellent space for formal dining and entertaining. Benefiting from carpeted flooring and dual-aspect windows to the side and rear, the room enjoys a bright and airy feel.

Utility Room

Practical Additional Storage

A useful utility area fitted with matching wall, base and drawer units, integrated appliances and localised wall tiling. Providing valuable additional storage and workspace, the room helps keep the main kitchen uncluttered.

Principle Suite

Spacious Main Bedroom with En-Suite

A generous double bedroom featuring carpeted flooring, double-glazed windows and built-in storage. The room enjoys the added benefit of a modern en-suite shower room, creating a comfortable private retreat.

Ensuite

Contemporary Convenience

Comprising a shower enclosure, WC and hand wash basin inset within a vanity unit. Additional features include a heated towel rail and modern fittings throughout.

Bedroom Two

Versatile Guest Accommodation

A well-proportioned second bedroom with carpeted flooring, double-glazed window and built-in storage. Suitable for guests, hobbies or a home office, offering flexible accommodation to suit a variety of lifestyles.

Bathroom

Modern Family Bathroom

Beautifully appointed and fully tiled, the bathroom comprises a panel enclosed bath, WC and hand wash basin inset within a vanity unit. An obscured double-glazed window provides natural light and privacy.

Rear Garden

Private Outdoor Space

The enclosed rear garden is laid primarily to lawn and complemented by a patio seating area, ideal for outdoor dining and relaxation. Timber fencing provides privacy and clearly defines the boundaries.

Parking







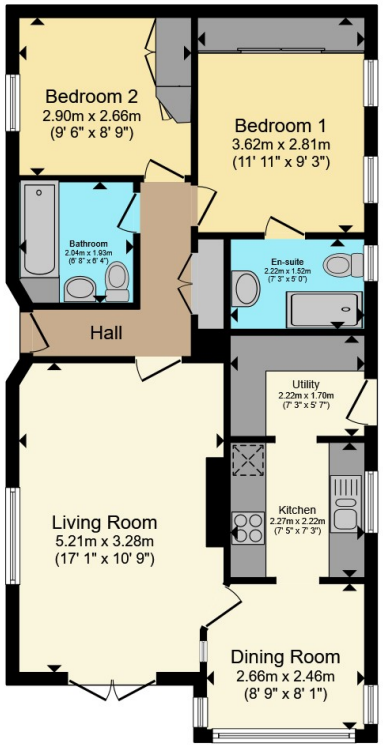












Total floor area 66.2 m² (712 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/ROM307099

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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