

THE MODERN HOUSE



*Winchester, Hampshire
Sold*

Christchurch Road

This wonderfully refined three-bedroom garden apartment combines generous Victorian proportions with exemplary modern detailing. Located on one of the principal roads in the St Cross area of Winchester, within the St Faith's Primary School catchment, it has a garage, a designated off-street parking space, a private garden and shared use of a communal garden.

Wykeham House consists of six flats arranged across two distinct buildings: the original Victorian house and a 1970's extension. This particular flat occupies the entire ground floor of the original part, which has a lovely glazed shared entrance.

Internal accommodation measures approximately 1,325 sq ft. There is a fabulous open-plan kitchen and reception room which runs from front to back, with a large bay window and two glazed doors either side of the fireplace that open onto the garden at the rear.

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The spacious master bedroom has an antique French cast-iron bath beneath the bay window, and an en-suite WC. There are two further bedrooms, and a bathroom containing a walk-in shower, rolltop bath and a double-width basin. There is a very useful utility room with fitted cupboards and space for the washing facilities. A hatch in the floor of the corridor provides access to a large cellar, and there is also a storage cupboard for coats and shoes in the communal entrance hall.

The interior has been entirely refurbished by the renowned designer Faye Toogood, and offers a quality of finish that is extremely rare at this level of the market. It has been rewired and replumbed, with a new boiler. There are cast-iron radiators, bespoke cast-concrete basins, Gaggenau appliances, and sanitaryware from Studio Ore. The plywood cabinetry in the kitchen, the master bedroom and the utility room is entirely handmade. The grandeur of the original Victorian house is still much in evidence, with unusually high ceilings, and original floorboards which run throughout most of the space.

The charming private garden at the rear has been completely redesigned, with an emphasis on low maintenance. It is predominantly west-facing and captures the afternoon and evening sun. It has a York-stone terrace, herringbone-brick paving, a brick and flint bench, handwoven willow fencing, and an attractive scheme of planting. A gate in the fence leads directly to the communal garden beyond, which is mainly laid to lawn. The en-bloc garage is easily accessible, and there is also a designated off-street parking space.

The cathedral city of Winchester is consistently voted one of Britain's best places to live, combining easy access to the countryside with direct trains to London in under an hour. Its outstanding facilities including a hospital, an Everyman cinema, plenty of shops, and restaurants including the Black Rat (the only restaurant in Hampshire with a Michelin star), the Chesil Rectory, the Ivy, Rick Stein and River Cottage Canteen.

Wykeham House is positioned in the leafy neighbourhood of St Cross, just to the south of the city centre. Renowned for its Regency and Victorian houses, St Cross sits alongside the water meadows, a tranquil nature reserve wrapped around the tributaries of the river Itchen, a serene body of water with excellent swimming spots along its banks. The Hospital of St Cross, which has been described as 'England's oldest and most perfect almshouse', is a handsome centrepiece of community life and hosts an annual fete.

The city centre is approximately a mile away, easily accessible via a level walk or a bus along St Cross Road. There are lovely walks through the water meadows, up St Catherine's Hill, and around Winchester College.

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The area is also known for the excellent standard of schools, including Winchester College, Pilgrims', Twyford, St Swithun's, Prince's Mead and Peter Symonds 6th Form. Wykeham House falls within the catchment of St Faith's Primary School, which is consistently among the top schools in the country for SATs results.

As well as the mainline railway station, Winchester has easy access to the road network via the M3, and is a short distance from Southampton International Airport. The South Downs, the New Forest and the south coast are all within easy reach.

Tenure: Leasehold with Share of Freehold Lease length: approx. 957 years remaining Service charge: approx. £1,800 per year Ground rent: peppercorn



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.