

KAI CARTER
ESTATES

5 ST CROSS COURT

WINCHESTER | HAMPSHIRE

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WELL PROPORTIONED TOWNHOUSE WITH BRIGHT, GENEROUSLY SIZED ROOMS, A GARAGE, ADDITIONAL PARKING FOR 2 CARS AND BEAUTIFUL VIEWS OF ST CATHERINE'S HILL. QUIET LOCATION WALKING DISTANCE TO THE CITY CENTRE AND TRAIN STATION.

4 Bedrooms | 2 Bathrooms | 2 Reception rooms

Garage + driveway parking for 2 cars | Open plan living space

Generous bedrooms | 0.8 mile from city centre

St Faith's & Kings School catchment



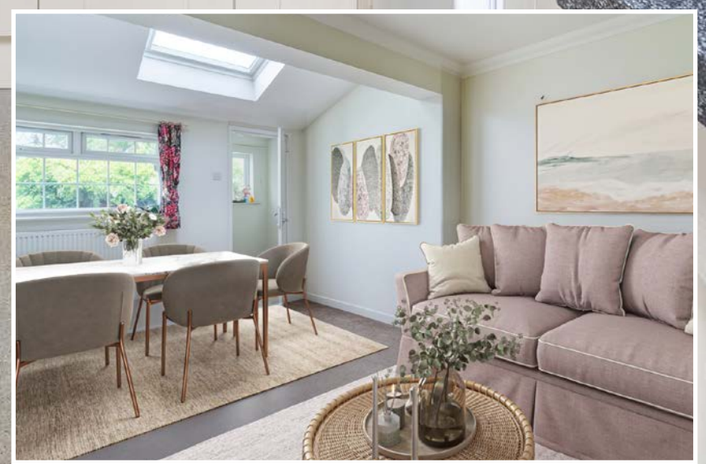
5 St Cross Court is set back from St Cross Road, with a lovely outlook over a communal lawned area to the front, and beautiful views of St Catherine's Hill from the back.

This townhouse has been thoughtfully extended to create an open plan kitchen/dining area with integrated appliances and a view over the garden. This connects with the dining/living area, wonderfully bright with skylights and access to the garden.



The cosy sitting room has views over the front lawned area and an electric fireplace for colder nights. This is an ideal spot to relax and watch the world go by.

Finally, there's a separate utility room and w.c. on the ground floor.







On the first floor there are 3 bedrooms – 2 generous doubles and 1 single – and a family bathroom. The main bedroom has wall to wall windows with a beautiful view of St Catherine's Hill. Should the new owners want an en-suite, the top bedroom can be interchanged as the main bedroom, depending on preference.

The top floor bedroom is a good sized double with an en-suite shower room and walk-in wardrobe, again with beautiful views of St Catherine's Hill.









Outside, there's a small terraced garden and pergola with a double length driveway behind, and separate garage covered on one side with a beautiful mural of Marloes Beach in Pembrokeshire! The garden can be extended into one of the parking spaces if more outside space is required.

SELLER INSIGHT

When we first moved here, this house enabled us to downsize while still having the right amount of space for both our day-to-day living and for when our children came to visit. The layout works beautifully – low maintenance inside and out – and the extension has made a real difference. It was designed to bring in light, create a more sociable dining area, and give us two distinct living spaces.

The dining room is now perfect for entertaining, while the living room remains a peaceful retreat, ideal for a quiet evening or watching the world go by. One of my favourite features is the view of St Catherine's Hill from the top bedroom – it never fails to delight.

The house itself is very well built and feels unique in its design. Being set back from the road is a real bonus, with hardly any traffic noise. We've enjoyed so many thoughtful touches here, it's a very practical layout and it just works.

The location has been equally wonderful. We're within walking distance of Winchester and the Cathedral – about a 30-minute stroll – and the water meadows make for a beautiful daily walk, about 90 minutes round-trip. It's kept me fit and connected to the outdoors.

Transport links are excellent too, with both bus and train nearby. For golf lovers, there are excellent courses locally, including Avington and Hockley, where I've been a member.

Winchester itself has been at the heart of my life. I've sung with the St Cross Choir for 30 years, and it's rare for me to walk into town without bumping into someone I know. The Cathedral is magnificent, St Cross Chapel is stunning, and the city has such a strong sense of community. I will miss it enormously, but I'm moving to be closer to my son now.

This has been a wonderful place to live, and I feel very fortunate to have called it home.

We're moving to downsize and be closer to our children, it's the right time but we will miss it so much here. We hope the next owners will be as happy here as we all have.



THE LOCATION

St Cross Court sits back from St Cross Road, a modest walk from the heart of Winchester. This affluent cathedral city lies in the heart of the South Downs national park, offering a comfortable lifestyle with all the conveniences you could want with countryside only minutes away.

With a vast array of shops, cafes, and eateries, you're almost spoilt for choice. Small independent businesses thrive in Winchester offering up plenty of different and exciting choices. Additionally, a farmers' market is hosted on the High Street several times a week, with regular craft and antique markets.

If you enjoy history and culture you will be well looked after, as museums are in abundance, from the stunning centrepiece of Winchester Cathedral to the house of the famous author Jane Austen.

Winchester Cathedral hosts regular events including concerts, festivals, seasonal events and educational courses. The Christmas market draws visitors from far away for its beautiful setting and charming wooden huts featuring beautiful gifts from independent traders.

Winchester has a strong artistic flair with art exhibitions, book fairs, poetry festivals and the annual Hat Fair bringing an array of creativity to this ever-vibrant city. There's also a theatre, arts centre and Everyman cinema.

Winchester puts a focus on natural beauty, with several parks dotted in and around the city. The Water Meadows is an easy 4 mile loop including the River Itchen, part of the South Downs Way, Clarendon Way, Wolvesey Castle, St Cross hospital, the Itchen Navigation path and St. Catherine's Hill.

Winchester delivers endless opportunities for everyone, it's a real gem of a Cathedral city.





NEARBY AMENITIES

Shops
Premier Store, 0.4 miles.
Waitrose, 2.2 miles

Restaurants
Several from
0.5 miles

Pub
The Queen Inn,
0.3 miles

Gym
Several within 1 mile

Primary School:
St Faith's Primary,
0.2 miles

Secondary School:
Kings School,
1.4 miles

Sixth Form:
Peter Symonds College,
1.6 miles

Doctor
Badger Farm
Surgery, 0.9 miles

Train:
Winchester Station,
1.2 miles – reaching
London Waterloo in
approx. 58 minutes

Motorway:
M3, 1 mile

Bus Stop
100 metres

FLOOR PLAN



Approximate Gross Internal Floor
House = 1572 sq.ft / 146.02 sq.m
Garage = 166 sq.ft / 15.41 sq.m
Total = 1738 sq.ft / 161.43 sq.m

This plan is for layout guidance only.
Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

EPC Rating: D

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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