



ESTABLISHED 1900

4 Pump House Mews, Romsey Road, Winchester, SO22 5GD  
*Country & Individual Homes*



# 4 Pump House Mews Romsey Road Winchester SO22 5GD

3 bedrooms

£800,000



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## Description

This award-winning contemporary property is one of only three of its kind. Built to a very high standard by Rivar Homes, Pump House Mews is a stylish, gated courtyard development of individual properties, within easy walking distance of the city centre, railway station and hospital, as well as a nearby bus stop. Arranged over three floors, the property offers particularly flexible options for accommodation. Originally the show house for the complex, this property has been significantly upgraded to include multiple opening windows, new bathroom fixtures, a water softening system, fitted wardrobes, a stable door and larger radiators.

On the ground floor, there are two bedrooms, one of which the vendor currently uses as a drawing room. Both rooms have sliding glass doors opening onto the private, fully enclosed courtyard containing a mature hedge and gate providing access to the quiet and picturesque Mews Lane. There is also a good sized utility/boot room on this level with a stable door which leads to the private, gated carpark which contains both the house's designated space and visitor parking. The bright central hall, with glass door opening onto the courtyard and accompanying full length window, also branches to a bathroom with underfloor heating and two closets. It also has a galleried staircase to the upper floors.

In order to take full advantage of the property's amazing views, the main living rooms are situated on the first floor. This includes a 26ft open-plan triple-aspect kitchen/dining room. The kitchen is comprehensively fitted with an ample range of Howden cabinetry and integrated appliances, as well as a wealth of worktop space and floor to ceiling window. This is joined by an equally bright and dramatic vaulted-roof living area with skylights, picture window overlooking the balcony and two further windows.

The first floor also contains a large dual aspect sitting room (currently used as an office) with built in floor to ceiling bookcases. There is a large balcony providing ample space for relaxation, accessed via tri-fold glass doors running almost the full length of the room. Fronting onto Mews Lane, this provides both views of the neighbouring historical houses and far beyond.

The entire top floor consists of the master bedroom with eaves storage, a roomy built in wardroom and large bathroom. There is another balcony off the bedroom, accessed via sliding glass doors which provides breath taking views of the distant St Catherine's Hill and Twyford Downs. The refitted bathroom includes both ample eaves storage, skylights and underfloor heating.

Despite the property's central location, the courtyard garden is a very private, quiet mecca for both relaxation and entertaining. Inside the courtyard is a tall, lush, mature mixed hedges planted by the current owner. Outside of the private gate and running the length of the property is another mixed, mature border. There is also a separate pedestrian gate on Mews Lane leading to the communal carpark where the allocated and visitor parking is located. The house also has a large, deep, external private storage area fronted by two sets of double doors

Voted the country's most desirable place to live time and time again, Winchester is a beautiful city. With excellent transport links to the south and London, award-winning schools, excellent restaurants and a vibrant community. Pump House Mews is within catchment for Western Primary and the Westgate School, which are both rated as some of Hampshire's best schools. The area also offers a selection of the country's finest private schools, along with Pilgrims and Twyford preparatory, Winchester College and St Swithuns. For sixth form and further higher education there is the nationally-renown Peter Symonds College, Winchester School of Arts and award-winning Winchester University. Contact links are excellent, with a mainline railway station to London Waterloo which can be reached within the hour. Road links with the M3, A34 and M27 are within a convenient access, providing direct routes with London and the South Coast. Southampton International Airport is approximately a 20 minute drive.



#### *Directions*

Driving west up Romsey Road, the property is on the first right after Crowder Terrace and accessed via an electric gate. Pedestrian access is also available from Mews Lane.

#### *Council Tax*

E

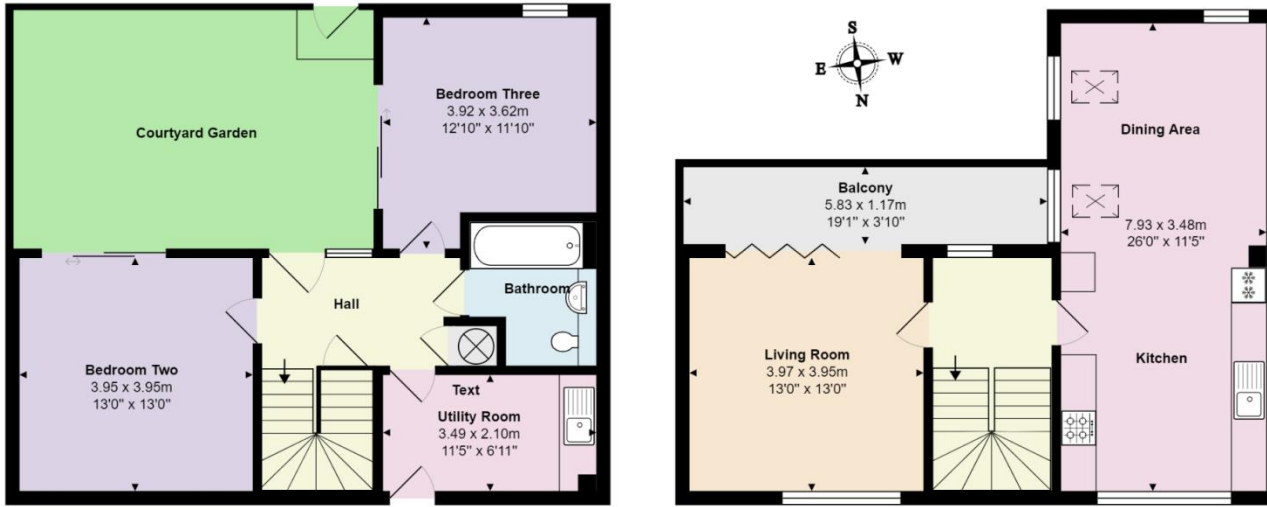
#### *Energy Rating*

C

*Viewings are by prior appointment with Winchester – call 01962 853344*

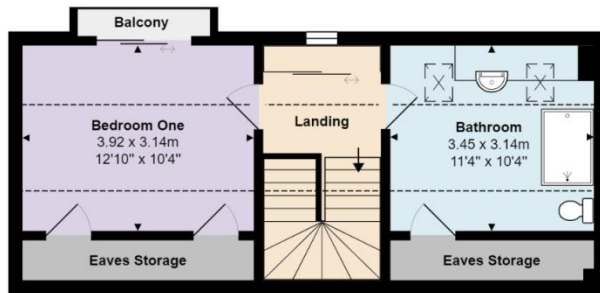
Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

# Pump House Mews



Ground Floor

First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	79   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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