



## 8 HOLTS COURT

Sarum Road, Winchester, Hampshire, SO22 5HA

Carter Jonas



## 8 HOLTS COURT, SARUM ROAD, WINCHESTER, HAMPSHIRE, SO22 5HA

- Ground floor
- Private patio/terrace
- Garage parking
- Luxury living for likeminded people
- Guest suite
- 24/7 security
- On-site staff
- EPC rating B

### DESCRIPTION

This elegant two-bedroom ground-floor apartment is situated on the sought-after south-west elevation, benefiting from an abundance of natural light and direct access to a generous private terrace via both Bedroom one and the sitting room.

The private entrance opens into a spacious hallway, finished with stylish herringbone wood-effect flooring and providing access to all principal rooms, including a dedicated laundry cupboard. The heart of the home is the expansive open-plan sitting/dining area, which leads seamlessly into a fully integrated kitchen—tastefully appointed with built-in appliances and a warm, natural colour palette. Floor-to-ceiling glazing and doors invite sunlight in and provide direct access to one of the largest private terraces within the development, which adjoins the main residents' terrace for extended outdoor enjoyment. Bedroom one offers a well-proportioned layout complete with a dressing area, ample built-in storage, and a luxurious en-suite shower room featuring premium finishes and a generous walk-in shower. Bedroom two is also a spacious double with integrated wardrobes.

**BEAUTIFULLY APPOINTED GROUND-FLOOR RESIDENCE FEATURING A PRIVATE TERRACE, LOCATED IN A PREMIUM COLLECTION OF PURPOSE-BUILT RETIREMENT APARTMENTS.**





Winchester Holts is an exclusive development of thirty-three beautifully crafted apartments, tailored for those seeking comfort, community, and independence later in life. Nestled in a leafy enclave just moments from the vibrant city centre, the location strikes a perfect balance between tranquil living and urban accessibility. Designed with wellbeing in mind, every aspect of Winchester Holts—from architectural details to communal spaces—has been curated to promote ease and elegance. The development, thoughtfully conceived by Williams Lester Architects of the New Forest, harmonises timeless Hampshire character with contemporary touches to create a truly special place to call home. The lounge has a very friendly but sophisticated atmosphere, with plenty of luxurious seating to sink into. It's an intentionally flexible space, so it can host a whole range of gatherings, big and small, from family celebrations to cheese and wine evenings, to film nights and book groups. The choice is yours. Meticulously planned green spaces celebrate the site's mature trees and natural beauty. The sun-drenched terrace, located off the residents' lounge, offers a serene haven for enjoying warmer days, with plentiful seating for sharing time with neighbours and friends.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold

**Services:** To be confirmed.

**Local Authority:** Winchester City Council

**Council Tax:** Band E

**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

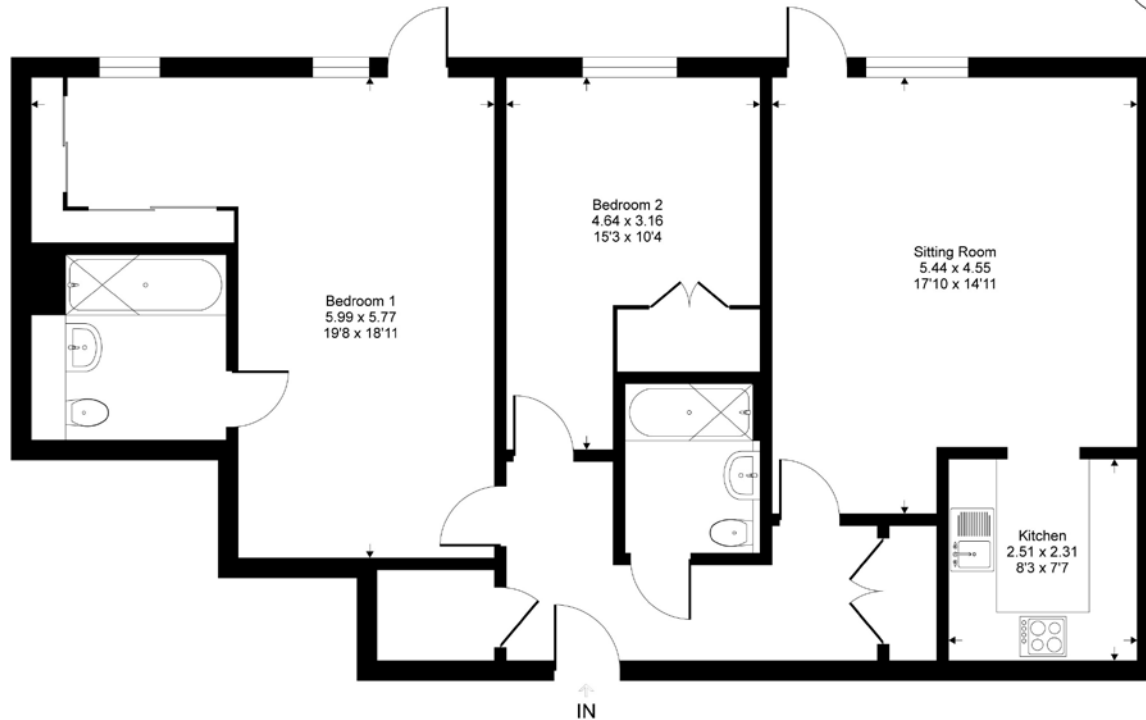
**Viewings:** Strictly by appointment with Carter Jonas.





# Sarum Road, SO22

Approximate Gross Internal Area = 90.8 sq m / 978 sq ft



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Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Office 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

**carterjonas.co.uk**

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