



Fordington Road, Winchester, Hampshire, SO22 5AL

Winkworth

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## Rarely Available, Family Home in Popular Road in Fulflood

This wonderful, semi-detached, 1920s house offers the spacious accommodation associated with a house of the era but has also been extended and converted to create a larger family home. There is an excellent garden and off-road parking on offer. Situated in the catchment area for Western and Westgate schools as well as being close to Peter Symonds Sixth Form College, it will certainly appeal to families. In addition, the national railway station is a very short distance away giving access to the mainline service to London Waterloo.

On entering the property, the welcoming entrance hall gives access to the ground floor living accommodation, while stairs lead up to the first floor. The generous sitting room is a lovely bright space with a wood burner as a focal point and a large box bay window overlooking the front garden. To the rear the superb open-plan kitchen/dining/family room is the heart of the home. The sleek fitted kitchen has a range of base and eye-level units providing a good deal of storage, with a peninsula unit housing the sink. There is space for a range-style cooker as well as other appliances while a superb larder cupboard is great for all those extra kitchen essentials. A stunning open fireplaces is situated in the dining area, where there is also plenty of space for a large table and chairs. The family area has double doors out to the patio and is a real delight, an ideal place to relax with a drink and admire the views of the garden. The property has been extended to the side by the current owners to provide an additional reception room/bedroom with its own en-suite bathroom. This creates a perfect space for overnight guests or for those needing accommodation all at ground-floor level.

Stairs from the entrance hall lead to the first floor where there are four good bedrooms served by a well-appointed bathroom. The principal bedroom to the front of the house is an excellent size with an abundance of built-in storage and a lovely box-bay window. The three further bedrooms all also benefit from built-in storage. The family bathroom is smart and contemporary, with a bath and separate shower cubicle. A spacious converted loft occupies the second floor which is an excellent bright and airy room adding yet more generous space to the property. It also provides easy access to a considerable amount of floored eaves storage space.

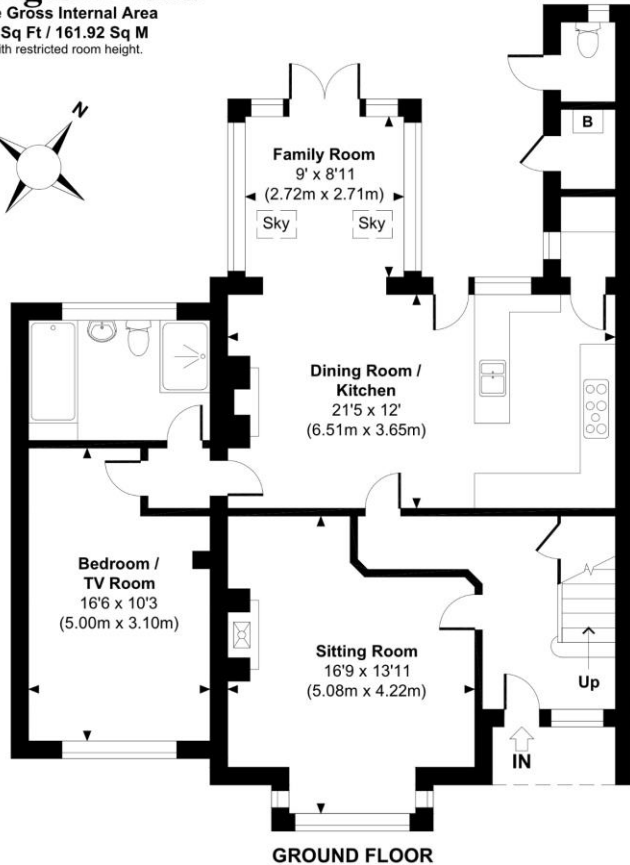
Outside to the front of the property is an attractive lawned garden with a path leading to the covered front porch. To the side of the lawn there is ample off-road parking. The private rear garden is lovely, with the grassy areas flanked by established plants and trees. A paved patio area lies to the rear of the house with steps up to the lawn and there are two sheds, the larger one with light and power, to the rear. Two outbuildings house an outside WC and further useful storage.



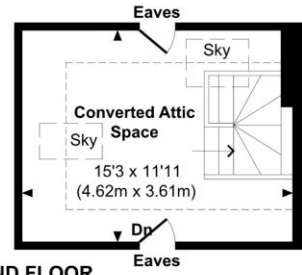


# Fordington Road

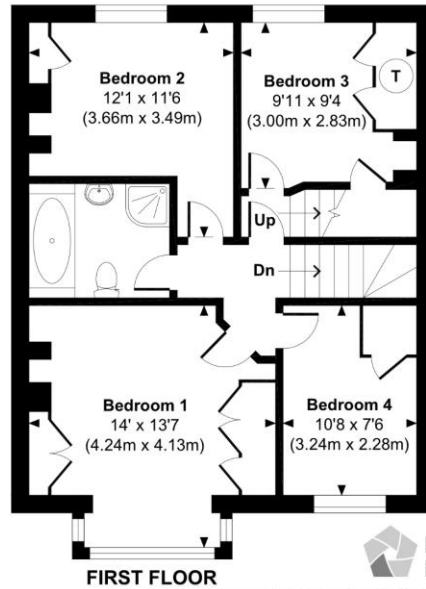
Approximate Gross Internal Area  
Total = 1743 Sq Ft / 161.92 Sq M  
Includes areas with restricted room height.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

## Fordington Road, Winchester, Hampshire, SO22 5AL

### Directions

From our offices in Southgate Street, turn left into the High Street and at the mini-roundabout turn right into Upper High Street, and then left over the railway line and right down St. Pauls Hill. At the roundabout turn left into Stockbridge Road and proceed past the row of shops and take the left into Fordington Road where the property is on the right.

### Location

Fordington Road is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and of course the city's historic cathedral. The property benefits from being in the Western Primary and Westgate All Through School catchments, and there are local shops and takeaways just around the corner on Stockbridge Road.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

**Winchester City Council**

Council tax band: E

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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