



74 Hatherley Road, Winchester, Hampshire, SO22 6RR

Winkworth



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Handsome Edwardian House in Desirable Hatherley Road

This handsome, semi-detached Edwardian house is in a prime residential road in Fulflood and offers almost 2,800 sq ft of accommodation. The house has much period detail in its generously proportioned rooms, including picture rails, lovely original fireplaces and sash windows. This super home is complemented by a reconfiguration at the rear which allowed for a more generous kitchen/dining room and family room, and by an excellent loft conversion adding two bedrooms and a shower room.

The wide, appealing hall hints at what is to come with its high ceilings and elegant staircase up to the first floor. A door beneath the stairs leads down to the cellar which provides excellent storage or scope to convert. Back to the ground floor and the generous sitting room lies at the front of the property with bay sash window, period fireplace, picture rail and cornicing. Beyond the sitting room is a further reception room that is currently used as a study but could equally be used as a downstairs bedroom and, coupled with the adjoining shower room and WC, could provide a perfect space for overnight guests or for those needing accommodation all at ground-floor level.

Beyond this, the property has been extended to the rear to produce a fantastic large kitchen/dining/family room which is the heart of the home. The kitchen itself is well appointed with space for a range-style cooker and other appliances. The dining area alongside is full of light with windows and a door onto the rear garden and plenty of space for a dining table and chairs. Through a large archway, the family area is superb. A log burner is inset within an attractive feature fireplace with brick surround, while built-in shelving either side provides useful storage. A good-sized utility room with space and plumbing for a washing machine [and tumble dryer] and a door opening out to the side passageway completes the accommodation on this level.

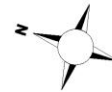
On the first floor there are four good bedrooms, all with their own wash basin and some with original period fireplaces. The main bedroom at the front is a large, elegant room enjoying a pleasant outlook from its bay window. The two bedrooms at the rear enjoy views over the garden and there is a family bathroom with bath and shower over situated to the front of the house. Stairs lead up from the landing to the converted loft where there are two further double bedrooms (one, very large) with considerable eaves storage and a Jack and Jill shower room.

Outside to the front of the property is a small area of garden to one side of the path. There is side access to a beautiful, mature and well-stocked garden with a patio area directly behind the house. A further paved seating area and a useful shed are situated at the end of the garden. Permit parking is available on the road.



Hatherley Road

Approximate Gross Internal Area
Total = 2797 Sq Ft / 259.85 Sq M
Includes areas with Restricted room height.



Indicates restricted room height less than 1.5m.

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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.



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Directions

From our office in Southgate Street, turn left into the High Street taking the second right at the roundabout into Upper High Street. Take the next left over the Railway Bridge and right at the roundabout into St. Pauls Hill. Go straight over the next roundabout onto Stockbridge Road and Hatherley Road is the second road on the right-hand side. The property is on the right-hand side after the bend.

Location

Hatherley 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 house is situated in the catchment for good local schools including Western Primary and Westgate schools, and is close to Peter Symonds College and its grounds. The road itself is very desirable, being populated with some of the more substantial period houses available to Winchester buyers. There are a selection of shops, restaurants and takeaways just a stone's throw away on Stockbridge Road.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

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