



Stockbridge Road, Winchester, Hampshire, SO22 6RW

Winkworth

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Substantial and Impressive Edwardian Family Home in Popular Fulflood

This substantial and impressive five-bedroom period property is situated in the popular Fulflood district of Winchester. It will appeal greatly to those who want generous room sizes, as well as the benefits of excellent local schools nearby, including Western primary, Westgate all-through school and Peter Symonds Sixth Form College. Many of the desirable features of its age are evident, including lovely high ceilings, cornicing, wooden floors and beautiful fireplaces. The property is a stone's throw from the city centre and mainline railway station.

The house is situated in an elevated position, with steps leading up to the front door. The inviting entrance hall leads into the elegant sitting room at the front, which is a lovely light space featuring a period fireplace, cornicing, picture rail, ceiling rose and bay window. Adjoining the sitting room is the generous dining room, again with an attractive period fireplace, and at the end of the hall is a useful cloakroom. To the rear of the house is the spacious, well-appointed kitchen/breakfast room which has newly fitted units offering plenty of storage and integrated appliances such as a range-style oven and dishwasher. A door from the kitchen provides access to rear garden.

Upstairs on the first floor the principal bedroom to the front is a very generous size with two fitted wardrobes and both a bay and sash window allowing plenty of natural light. There are two further double bedrooms, a smart family bathroom and a modern shower room on this level. The second floor provides two additional double bedrooms with built-in storage, and a sixth bedroom/office with an en-suite cloakroom.

To the rear of the property is a good sized, family friendly garden with a paved area adjacent to the house and the remainder mainly laid to lawn and bordered with shrubs. Side access means it is easy to get the bikes out or dispose of garden waste. Permit parking is available.





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176 Stockbridge Road

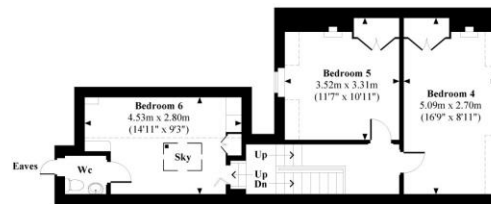
Approx. Gross Internal Area: 1982 Sq Ft / 184.11 Sq M
(Total area including sections with restricted head height 2062 Sq Ft / 191.53 Sq M)



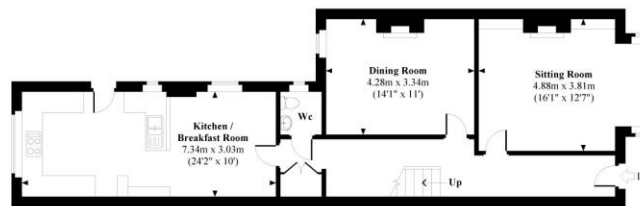
First Floor



Second Floor



Ground Floor



Plan not to scale and is for illustrative purposes only. The dimensions, North point, size and position of doors, windows and other features are approximate only and should not be relied upon. All spaces attached to the main property are included in the floor areas stated. Plan produced exclusively for Winkworth Winchester

 Indicates restricted height less than 1.5m.

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. Take the first exit at the next roundabout into Stockbridge Road and the property can be found on the right-hand side, after the turning into Fairfield Road.

Location

Superbly positioned for easy access to the mainline railway station, which is just at the bottom of the hill (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 All-Through School, and is close to Peter Symonds College and its grounds. The road itself is very desirable, being populated with some of the more substantial houses available to Winchester buyers.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth

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