

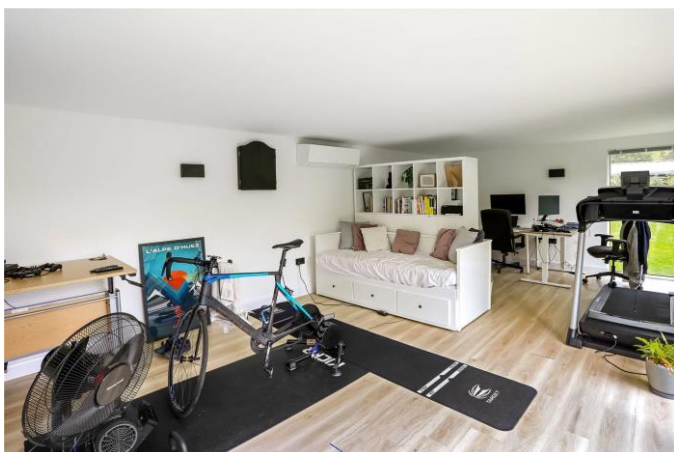


Godwin Close, Winchester, Hampshire, SO22 5JN

Winkworth

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Detached Family Home with Beautiful Large Garden

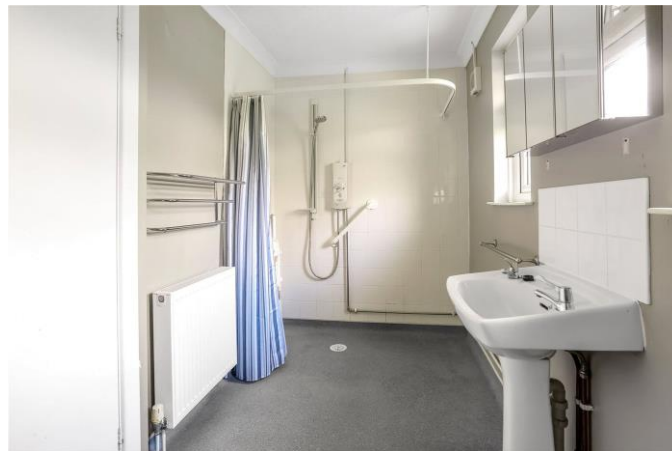


A compact, nicely presented and well-proportioned detached house offering excellent scope for extension if desired. Planning permission exists for significant extension and change to the current structure under Planning Application Reference: 22/00231/HOU. The house is built of attractive red brick, which is tile-hung to the first floor and the property benefits from a most wonderful, large, level garden at the rear. The position is excellent, on a quiet residential road close to the local shops and amenities at Stoney Lane.

A good-sized open porch provides cover for the front door which leads through to the entrance hall, where stairs rise to the first floor. To one side, the front-to-back sitting/dining room is an impressive, bright space with large windows to the front and double, glazed doors leading out to the rear garden. Alongside at the rear, there is a fitted kitchen/breakfast room with ample base and eye-level units, and with space for appliances such as washing machine, dishwasher, oven and fridge. A door leads out to a lobby area from which the rear of the double garage can be reached and there is a further door through to a store and another door to the garden. Useful storage sheds are attached to the rear of the house.

On the first floor there are three bedrooms radiating from the landing. At the rear is a large wet-room style shower room and alongside is a separate WC.

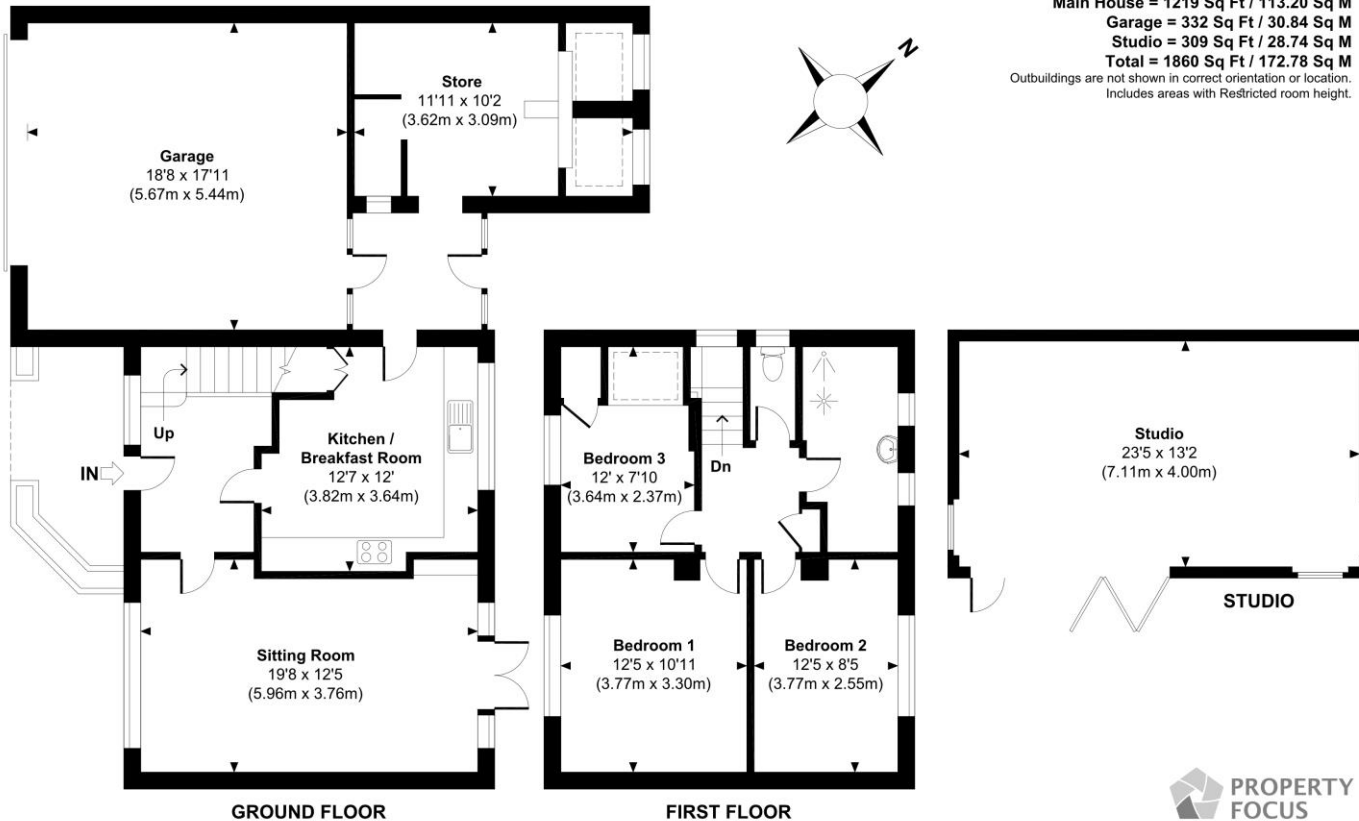
The large, lawned rear garden is a fantastic feature, offering plenty of space for all the family and a good deal of privacy. A wonderful, large, contemporary, wood-clad garden studio provides over 300 sq ft of space for a myriad of uses including working from home. At the front of the house there is ample parking available on the gravelled drive in front of the double garage.



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Approximate Gross Internal Area
Main House = 1219 Sq Ft / 113.20 Sq M
Garage = 332 Sq Ft / 30.84 Sq M
Studio = 309 Sq Ft / 28.74 Sq M
Total = 1860 Sq Ft / 172.78 Sq M
Outbuildings are not shown in correct orientation or location.
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.



Directions

From our office in Southgate Street, turn left at the traffic lights into the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across three more mini roundabouts, then take second right into Godwin Close. Turn right, and the property can be found on the left.

Location

Godwin Close is situated on the north-western side of Winchester, ideally placed to give easy access to the mainline railway station and particularly the local shops (including Waitrose) on Stoney Lane, where restaurants, takeaways, a pharmacy, post office and large GP practice and health centre can be found. The city centre is within easy reach, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is close to very good local primary and secondary schools, including Weeke, Kings', Westgate and Henry Beaufort. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: C

Winkworth.co.uk/winchester

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