



FAIRFIELD ROAD FULFLOOD, WINCHESTER, SO22 6SG





FAIRFIELD ROAD
WINCHESTER, HAMPSHIRE, SO22 6SG

AN EXCEPTIONAL PERIOD HOUSE IN AN ENDURINGLY POPULAR LOCATION.

This handsome semi-detached property has an abundance of charm and original character features, including an array of fireplaces, bay windows, wooden floors, cornicing and high ceilings. Overall, the house offers spacious, flexible family living and an attractive rear garden.

The welcoming and traditional entrance hall provides access to three separate reception rooms. The first reception room reached is an elegant sitting room with lovely, polished wooden floors, a bay window and a wonderful, tiled feature fireplace with wood burning stove. Shutter doors lead to the family room with built in shelving units and wooden flooring while beyond, lies a good size dining room, with built in cupboard, leading through to the kitchen/breakfast room. The kitchen/breakfast room has bi-fold doors out to the garden which help to produce a light and airy atmosphere. The modern fitted kitchen is well appointed with integrated appliances and there is a useful utility room off with space and plumbing for a washing machine and tumble dryer. A WC completes the ground floor accommodation.

Stairs rise to the first floor where a lovely bright double bedroom lies across the front with beautiful feature fireplace, large bay window and built-in shelving and desk space. There is a further double and a single bedroom on this floor as well as a larger than average, stylish wet room with walk in shower, roll-top bath and twin wash-hand basins. Stairs lead to the second floor where the bright main bedroom with contemporary en-suite shower room is located. The main bedroom enjoys fine rooftop views over Fulflood and has plenty of built-in wardrobe space. There is also a generous amount of storage space on this floor with eaves storage accessed from the main bedroom and the landing.

To the front, the property has a small low maintenance garden with tiled footpath leading to the front door. The rear garden is fully enclosed, a well maintained and with a side gate leading to the lovely patio area to the side, which is ideal for al fresco dining. Most of the rear garden is laid to lawn and surrounded by mature shrubs and there is plenty of storage in the garden with a garden shed and storage unit to the side.

Permit Parking is available in Zone H.



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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 Fairfield Road is the first road on the right-hand side. The property can be found on the left-hand side.

Location

Fairfield 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 Secondary 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.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council tax band

E – Winchester City Council

EPC rating

TBC

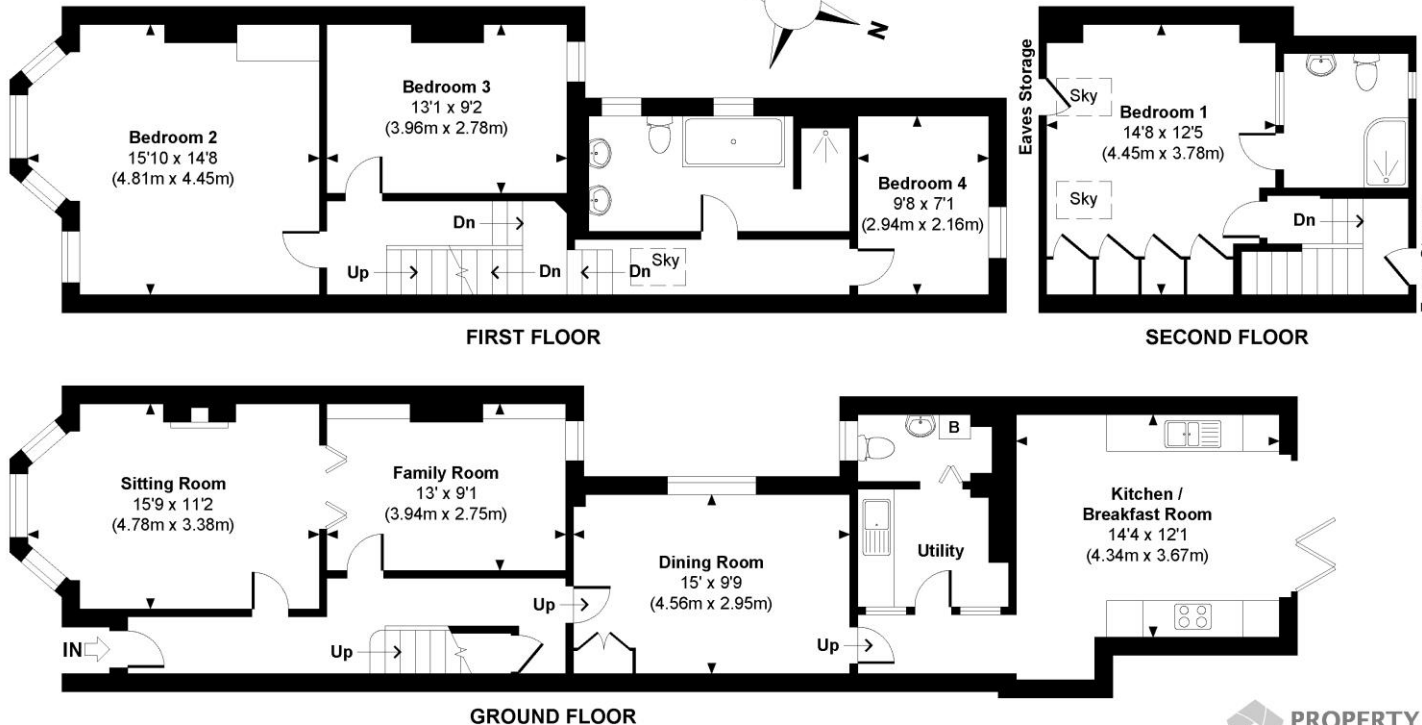
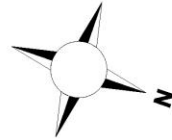
Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Fairfield Road

Approximate Gross Internal Area
Total = 1752 Sq Ft / 162.75 Sq M



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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.

Winkworth Winchester

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

winkworth.co.uk/winchester

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Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

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