



Rowlings Road, Winchester, Hampshire, SO22 6HH

Winkworth





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## Well-Presented Home on Superb Corner Plot

This bright and well-presented semi-detached house is situated in the popular area of Weeke, very close to local amenities and in the catchment area for Harestock Primary and Henry Beaufort Secondary School. The property has the potential to extend to the front and side subject to relevant planning permissions.

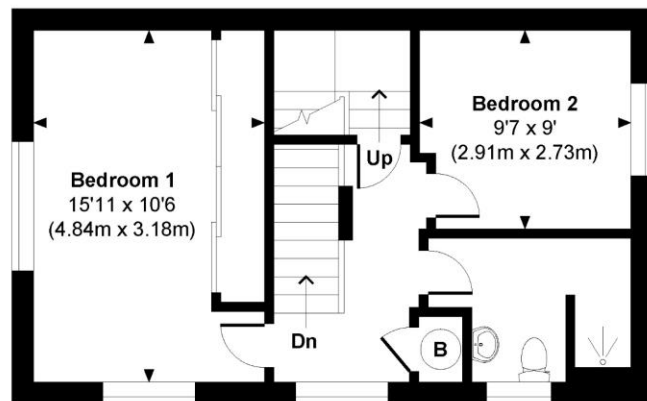
A welcoming central hallway gives access to the ground floor accommodation, with stairs rising to the first floor. The lovely dual-aspect sitting room is situated to the left and benefits from a good amount of natural light and a smart sliding door onto the hallway. On the other side of the property lies the dining room which is open-plan into the attractive, bright kitchen with slate flooring and an integrated oven and four ring gas hob. A door from here leads outside and onward to the utility room, with space and plumbing for a washing machine and tumble dryer. There is also access directly onto the garden courtesy of double patio doors.

Stairs rise to the first floor where there are two good sized bedrooms, with wall length fitted wardrobes in the principal bedroom. The stylish, modern shower room has a spacious walk-in shower and completes the accommodation on the first floor. The second floor has been converted by the current owners to provide an excellent third bedroom, which has its own contemporary en-suite bathroom.

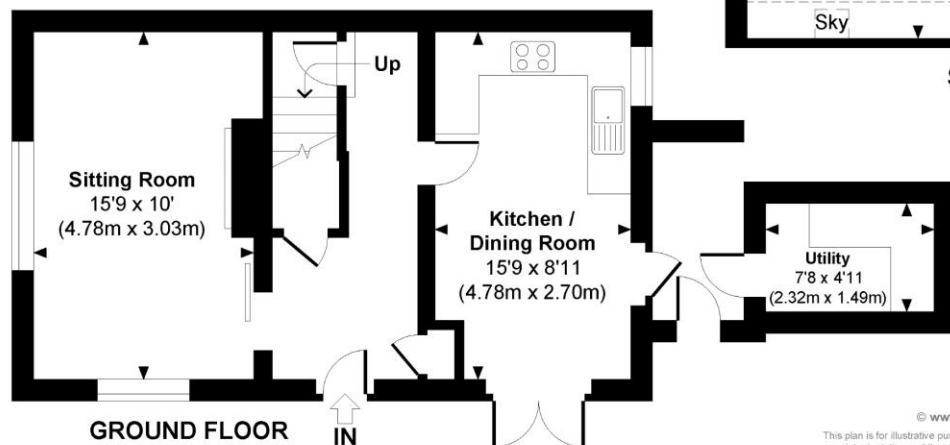
Outside to the front of the property there is off-road parking for two vehicles and a low maintenance garden laid mainly to lawn and well screened by shrub borders. A decked area on one side of the house provides the perfect spot for outside seating.





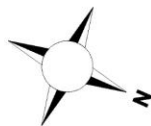


FIRST FLOOR



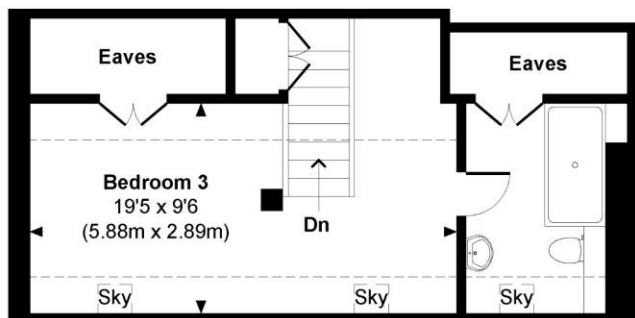
GROUND FLOOR

Indicates restricted room height less than 1.5m.



## Rowlings Road

Approximate Gross Internal Area  
Total = 1295 Sq Ft / 120.27 Sq M  
Includes areas with Restricted room height.



SECOND 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.

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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. Turn left at the next roundabout into Stockbridge Road. At the next roundabout turn right into Bereweek Road, then left into Bereweek Avenue. Turn left onto Taplings Road and then turn the first right onto Rowlings Road. The house is on the left-hand side.

### Location

Rowlings Road is conveniently positioned for the mainline railway station and the city centre with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and, of course, the City's historic cathedral. It is noted for its proximity to the Waitrose store at Weeke, doctors' surgery and pharmacy as well as the other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is in the catchment area for Harestock Primary School and Henry Beaufort Secondary School. The M3 motorway, A33 and A34 are also easily accessible from this location.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: C

**EPC rating:** E

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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