



**The Firs, Winchester, Hampshire, SO22 6BD**



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## An impressive link-detached residence offering space, balance and versatility.

This beautifully proportioned and thoughtfully arranged three-bedroom home, offers over 1,300 sq. ft of well-balanced accommodation in a desirable residential setting.

The home opens to a spacious and welcoming entrance hall which forms the heart of the downstairs accommodation and helps to create an excellent sense of space and flow throughout the home. A generous sitting room occupies the left of the house, spanning the width of the property and enjoying an abundance of natural light and a feature electric fireplace. To the right of the property, the impressive kitchen/dining room is superbly sized for both everyday family life and entertaining, with direct access to the garden. A spacious cloakroom and downstairs WC complete the ground floor.

Upstairs, the principal bedroom is a particularly notable feature, with ample space for wardrobes and seating, and benefiting from a private en suite and a pleasant outlook with access to a balcony. Two further well-proportioned bedrooms are served by a family bathroom and further storage, offering flexible accommodation ideal for families, guests or home working.

Externally, the property is complemented by a stylish detached shed – ideal for use as a home gym, home office or additional storage space – the property also enjoys a private garden setting, with patio, lawn and pizza oven, perfect for outdoor dining and relaxation. With the added draw of an allocated off-road parking space, this property presents a substantial and well-laid-out home in this sought-after location, combining generous room sizes, practical living space and excellent versatility for modern family living.





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Approximate Gross Internal Area  
Main House = 1395 Sq Ft / 129.6 Sq M  
Shed = 73 Sq Ft / 6.8 Sq M  
Total = 1468 Sq Ft / 136.4 Sq M



**GROUND FLOOR**

**FIRST FLOOR**

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 offices on Winchester high street, head toward Staple Gardens and continue a short distance until you reach the roundabout, where you take the third exit onto Upper High Street. Shortly after, turn left to remain on Upper High Street. At the next roundabout, take the second exit onto St Paul's Hill, then continue to the following roundabout and turn left onto Stockbridge Road. Continue along this road before turning right onto The Firs, where your destination at number will be on the right.

### Location

The Firs is in a convenient location giving very good access to the city of Winchester with its railway station (links to London Waterloo in approximately 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and of course the city's historic cathedral. Western Primary and The Westgate Secondary schools, as well as Peter Symonds 6th form college, are within half a mile of the property. The M3 motorway and A34 are both easily accessible from this location.

### PROPERTY INFORMATION:

**COUNCIL TAX:** Winchester County Council Band F.  
**SERVICES:** Mains Gas, Electricity, Water & Drainage.  
**BROADBAND:** Fiber to the Cabinet Broadband available to order now. Checked on Openreach February 2026.  
**MOBILE SIGNAL:** Coverage With Certain Providers.  
**HEATING:** Mains Gas and Electricity, and Underfloor Heating in the Kitchen and Upstairs Bathroom.  
**TENURE:** Freehold.  
**EPC RATING:** C  
**PARKING:** Allocated Off Road Parking

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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