



Woodfield Drive, Winchester, Hampshire, SO22 5PY

Winkworth



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An Attractive and Beautifully Presented Detached House on a Very Popular Road

An attractive and beautifully presented detached house on a very popular road, close to good local schools and with easy access to the station and city centre. The property has been extended and refurbished to an extremely high standard by the current owners employing careful attention to detail and high-quality fixtures and fittings. The well-planned design maximises light and space with clean lines and a contemporary feel.

On the ground floor the inviting entrance hall is laid with attractive Amtico flooring which flows throughout the ground floor. The spacious sitting room lies to the front of the house with a working fireplace and large window to the front. Adjacent to this is an additional reception room, currently used as a gym but could equally be an office, playroom or den. The heart of this lovely home is the striking, open-plan kitchen/dining/family room which stretches right across the rear and provides a sense of being very closely tied to the patio and garden beyond. The modern fitted kitchen has vast amounts of storage and many integrated appliances including dishwasher, electric oven, combi microwave oven, wine cooler, filter tap, gas hob and extractor. The room also provides generous living and dining areas while French doors and wide bifold doors lead out to the rear garden. Internal access can be gained to the integral garage from the family room. A large understairs storage area, downstairs WC and utility area provide for practical needs.

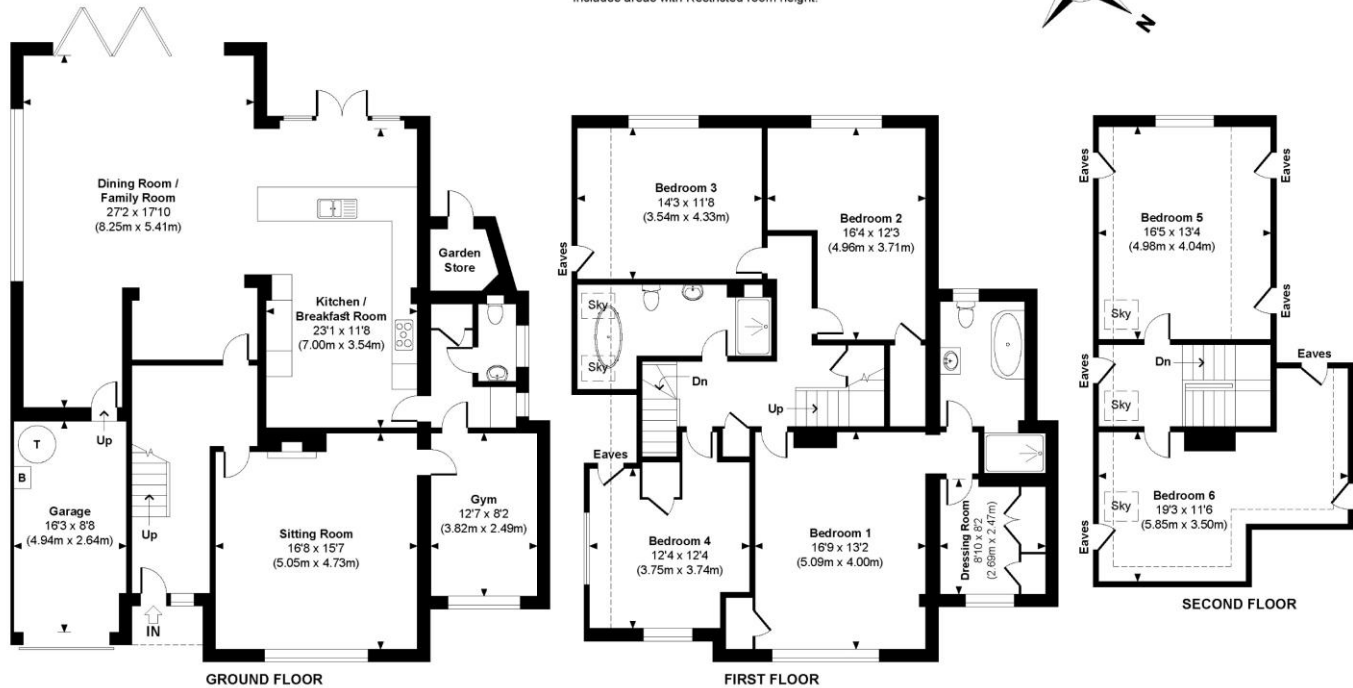
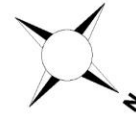
On the first floor there are four generous double bedrooms which radiate from the impressive light filled landing. The master bedroom is an excellent size with its own dressing room with contemporary built-in wardrobes and a large, modern en-suite bathroom with both bath and separate shower cubicle. The remaining three bedrooms are all well proportioned and share a stylish family bathroom with bath and separate shower. Stairs rise to the second floor where there are a further two very generous bedrooms. Both rooms are lovely and bright courtesy of Velux windows and provide a good deal of further storage courtesy of plenty of eaves cupboards.

Outside, to the front of the property, the block-paved driveway provides plenty of off-road parking in front of the garage and is nicely enclosed by mature hedges. There is side access to the private, sunny, south-west facing rear garden, with a good size patio area immediately adjacent to the house and the majority of the garden laid to lawn, with a further seating area towards the rear. Trees, hedging and fencing provide a good degree of privacy with specimen trees including olive and hazelnut, and there is a greenhouse and vegetable patch for the keen gardener. A store with power provides a useful home for a lawnmower and other garden tools or furniture.



Woodfield Drive

Approximate Gross Internal Area
Main House = 3107 Sq Ft / 288.62 Sq M
Garage = 139 Sq Ft / 12.89 Sq M
Total = 3246 Sq Ft / 301.51 Sq M
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.

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Directions

From Winkworth's office in Southgate Street, turn left into High Street and bear left towards Upper High Street. At the roundabout carry straight on into Romsey Road and follow this past the hospital to another roundabout. Carry straight on over the roundabout and over the next set of traffic lights. At the next set of traffic lights turn right onto Kilham Lane. Turn right into Woodfield Drive, and the property can be found on the left-hand side.

Location

This lovely home is well placed for access to the mainline railway station and also Sainsbury's and Waitrose supermarkets. The city is within easy reach with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, leisure centre, museums and, of course, the City's historic Cathedral. The property is within catchment and in close proximity to highly regarded Kings' School and there are very good private schools in the area.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth

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