



Greenhill Road, Winchester, Hampshire, SO22 5DX

Winkworth



Greenhill Road, Winchester, Hampshire, SO22 5DX

Substantial, attractive and well presented detached family home

This substantial and beautifully presented property, circa 2375 sq. ft, has plenty of versatile spaces - perfect for creating a dream family home and is in catchment of Western Primary School and Westgate Lower and Upper Schools as well as very handily placed to reach the mainline Railway Station.

A large entrance hall provides ample room for coats and shoes and then leads on through to the inner hallway which leads to the downstairs accommodation including a downstairs WC. Positioned at the front of the property is a snug/playroom while to the rear on one side, the sitting room has a lovely feature wood burner and bi-fold doors that lead out to the raised patio. Located off of the sitting room is a well-appointed study which offers a perfect space for those who work from home. Adjacent to the sitting room is the beautiful and generous kitchen/dining room with modern base and eye level units providing plenty of storage together with integrated appliances such as microwave, dishwasher, washing machine and also a range cooker. Bi-fold doors provide access out to the raised garden patio which is a fantastic space for relaxing or entertaining guests. From the kitchen, stairs lead down to the lower ground floor at garden level, which is a wonderfully versatile space variously used as a family room or games room over the years. It is a great space to gather as a family or for teenagers to have their own space and there is a storage room at one end. Several double doors open out to the garden, giving a seamless flow between indoors and outdoors.

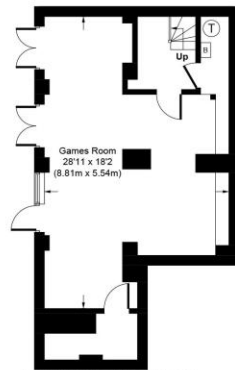
Stairs from the central hallway lead up to the first floor where there are four bedrooms. Bedroom one is a great size and enjoys a contemporary four piece en-suite. A smart family bathroom with bath and shower over completes this level.

To the rear, the lovely garden is mainly laid to lawn and there is a patio area with steps leading up to the raised garden patio. Two sheds provide plenty of storage. To the front of the property there is a driveway providing off road parking for two cars that leads to the garage with electric door, while a pedestrian pathway provides side access.



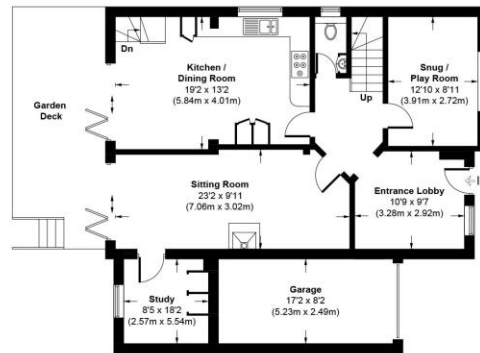
Greenhill Road, SO22 5DX

Approximate Gross Internal Area
Main House = 2230 Sq Ft / 207.2 Sq M
Garage = 144 Sq Ft / 13.4 Sq M
Total = 2374 Sq Ft / 220.6 Sq M

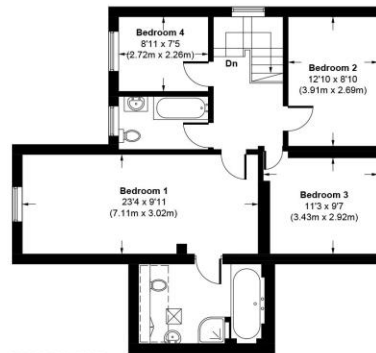


LOWER GROUND FLOOR

Reduced headroom below 1.5m / 5'0



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.

Greenhill Road, Winchester, Hampshire, SO22 5DX

Directions

From our office in Southgate Street turn left at the traffic lights up High Street. At the mini roundabout proceed straight across into Romsey Road and take the second turning on the right into West End Terrace. Turn left onto Greenhill Road.

Location

Greenhill 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 Westgate All Through School and Western Primary, and is close to Peter Symonds College.

COUNCIL TAX: Band F. Winchester City Council.
SERVICES: Mains Gas, Electricity, Water & Drainage.
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach March 2025.
MOBILE SIGNAL: Coverage With Certain Providers.
HEATING: Mains Gas Central Heating.
TENURE: Freehold.
EPC RATING: C
PARKING: Off street parking on driveway.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

72 High Street, Winchester, SO23 9DA
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

See things differently