



Hill View House, 111a Greenhill Road, Fulflood, Winchester, SO22 5DX

Winkworth



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Beautiful, Extended, Family Home in Very Popular Fulflood

This spacious, beautifully presented semi-detached house is situated on a very well-regarded road within close proximity to the city and the station. The property offers practical and very stylishly extended family accommodation which has made excellent use of the wide plot afforded by the corner position. There are some great views across Fulflood from the property and it benefits from a new boiler.

There are two entrances to the front of the property, one a door into the boot room/utility area which forms part of the impressive extension, and one the traditional front door into the hallway. The wonderful open-plan kitchen/dining and family space at the rear kitchen/dining room has been beautifully designed to offer space, flexibility and abundant light – a truly exceptional space for sociable family life. The kitchen itself is well-crafted and designed with sleek white units against the wall and within a large central island. There are large windows here, and alongside are double doors out to the garden from the dining area. The bright and welcoming family room is situated alongside, with part vaulted ceiling containing roof lights and with doors out to the garden - the room flows beautifully through from the kitchen/dining room for great entertainment space. Practical needs are admirably catered for by the excellent storage area just by the door which leads from the family area out to the front of the property. Stairs lead up from the spacious hall to the first floor, while beneath there is a storage cupboard and a WC. The large, welcoming sitting room can be found to the front of the house, again a lovely bright room

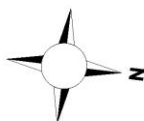
Upstairs there are three double bedrooms and a smart family bathroom with bath and shower over.

Outside to the front of the house is an open plan garden with steps rising to the front door. There is a good area of garden to the side of the house alongside the extension, and the main garden lies to the rear. The rear garden has shingled seating area and the rest is laid to lawn. A super garden office provides even more flexibility to the accommodation on offer. There is off-road parking at the rear of the garden.



Hill View House

Approximate Gross Internal Area
Main House = 1244 Sq Ft / 115.54 Sq M
Studio = 131 Sq Ft / 12.23 Sq M
Total = 1375 Sq Ft / 127.77 Sq M
Outbuildings are not shown in correct orientation or location.



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Directions

From our office in Southgate Street go left into the High Street and take the first left at the next roundabout onto the Romsey Road. Go over the railway line and take the fourth exit on the right into West End Terrace. Take the second left into Greenhill Road.

Situation

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, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, Winchester University, museums and, of course, the city's historic cathedral. The property is situated in the catchment for good local schools, namely Western Primary and Westgate Secondary, and is in close proximity to the former.

Tenure

Freehold

Services

Mains gas, electricity and drainage, water meter

Council tax band

C - Winchester City Council

EPC rating

C

Viewings

Strictly by appointment with Winkworth Winchester office

Winkworth Winchester

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